



Wasperton Close  
Birmingham





## Property Description

Burchell Edwards are proud to offer you this lovely family home located on a sought after close within Castle Bromwich. Set back from the road at the end of the cul-de-sac set off the road, behind a well kept front garden which gives the home a certain curb appeal. Internally the hallway leads to lounge, dining, kitchen, three bedrooms, bathroom and garage occupies the property followed by private rear garden. Located a short distance to the historic Castle Bromwich gardens and all local shops and amenities, Park Hall Academy is one of the schools that fall into this catchment area amongst many other popular ones.

## Entrance Hallway

Door to front elevation, double glazed window to front elevation, laminate flooring, central heating radiator and under stairs storage.

## Lounge/ Diner

12' 11" x 10' 7" lounge only measurement ( 3.94m x 3.23m lounge only measurement )  
Double glazed window to front elevation, Double glazed patio doors to rear elevation, two central heating radiators, carpet and gas fire.

## Dining Area

10' 10" x 9' 4" ( 3.30m x 2.84m )

## Kitchen

10' 9" x 7' 5" ( 3.28m x 2.26m )  
Double glazed windows to rear and side elevations, double glazed door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric double oven, tiling to splash prone areas, tiled flooring and washing machine.

## Landing

Double glazed window to rear elevation, loft access and carpet.

## Bedroom One

13' x 10' 3" ( 3.96m x 3.12m )

Double glazed window to front elevation, central heating radiator, carpet and storage cupboard.

## Bedroom Two

10' 7" x 9' 1" ( 3.23m x 2.77m )  
Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

## Bedroom Three

9' 4" into door recess x 6' 6" ( 2.84m into door recess x 1.98m )  
Double glazed window to rear elevation, central heating radiator, carpet and built in storage cupboard.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower, heated chrome towel rail and fully tiled walls.

## Front Garden

Driveway providing off road parking, laid to lawn, plants and shrubs.

## Rear Garden

Block paved patio area, laid to lawn, outside tap, shrubs and plants.

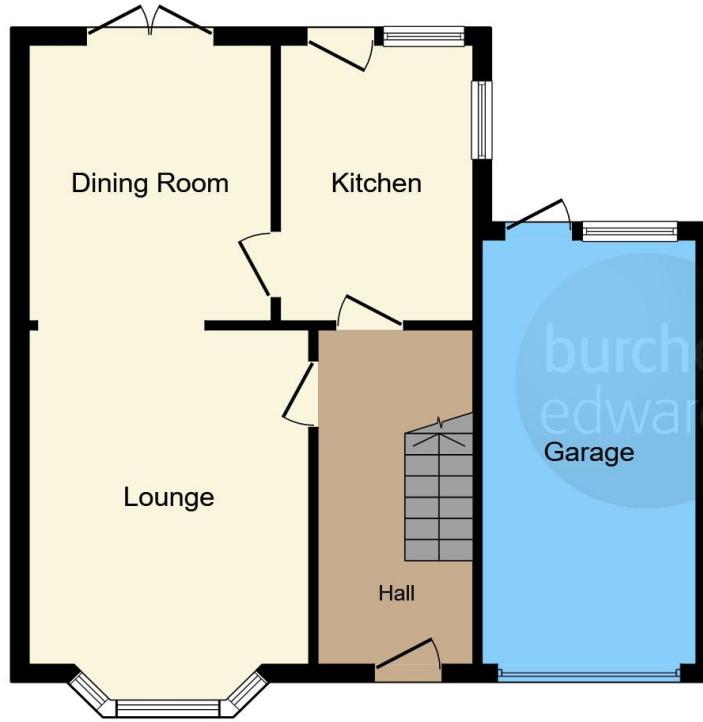
## Garage

16' 8" x 8' 3" ( 5.08m x 2.51m )  
Up and over door, lighting, power, access from garden and double glazed window to rear elevation.

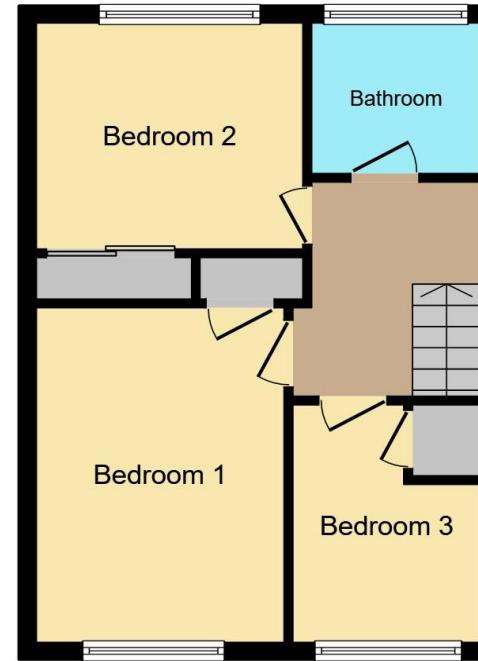








**Ground Floor**



**First Floor**

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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