



Henbury Drive
Chelmsley Wood Birmingham

burchell
edwards

Henbury Drive Chelmsley Wood Birmingham B37 6UN

for sale
£225,000



Property Description

Burchell Edwards are delighted to present this three-bedroom modern style town house situated in a popular area of Chelmsley Wood, Birmingham (B37).

Making the perfect home for couples or growing families alike, offering spacious and versatile living throughout and a separate garage.

Spread across three storeys and briefly consisting of an entrance hallway, fitted kitchen, guest WC, lounge/dining area, three bedrooms with an en-suite to the master and a family bathroom. Additional benefits of double glazing and gas central heating throughout.

The property location is key, surrounded by great transport links, access to M6/M42 motorways and a short distance to Birmingham International, the NEC and Birmingham Airport. Commuters will be well aided and there plenty of shops and local amenities nearby.

Viewings are highly recommended to appreciate the space and accommodation available, we recommend booking early as this is one not to be missed!

Agents Note Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Door to kitchen and lounge, tiled flooring, central heating radiator, ceiling light points. Stairs to first floor accommodation.

Lounge

Double glazed French doors to rear elevations. Carpet flooring, ceiling light points, and central heating radiators.

Guest W.C

Double glazed window to front elevation. W.C and tiled flooring.

Kitchen

Double glazed window to front elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, four ring gas hob and oven. Tiling to splash prone areas and tiled flooring, ceiling light points, space and plumbing for washing machine.

Landing

Door, ceiling light point, carpet flooring. Stairs to second floor accommodation.

Main Bedroom Second Floor

Double glazed window to front elevation, carpet flooring, ceiling light points and central heating radiator.

En Suite Second Floor

Velux window, wash hand basin, W.C., tiled flooring and tiling to splash prone areas, heated towel rail.

Bedroom Two

Double glazed window to front elevation, carpet flooring, ceiling light points, central heating radiator.

Bedroom Three

Double glazed window to rear elevation, carpet flooring, ceiling light points, central heating radiator.

Bathroom

W.C., wash hand basin, bath, bath with shower over, tiled flooring and tiling to splash prone areas.

Rear Garden

Patio area and lawn area.

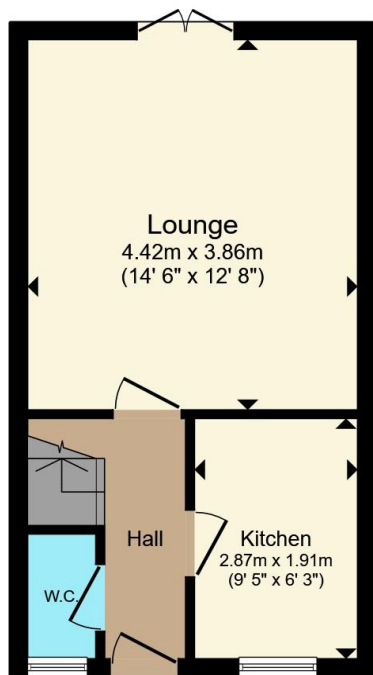
Outbuilding

The garage is set away from the property and is leasehold. One allocated parking space in front.

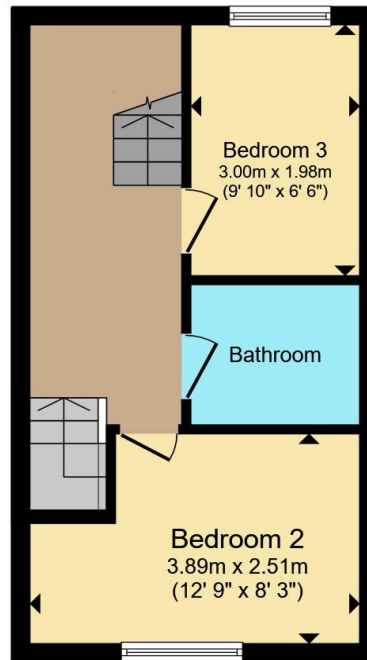




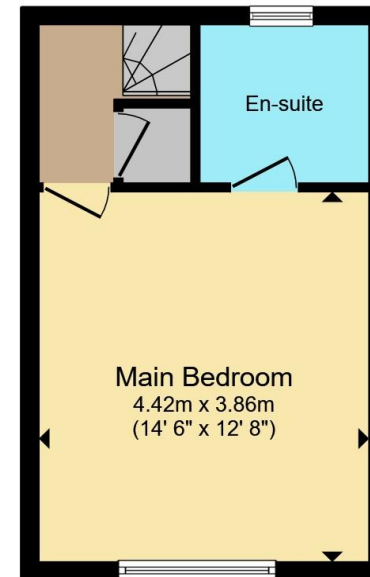




Ground Floor



First Floor



Second Floor

Total floor area 81.8 m² (881 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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