



Broomy Close, Birmingham

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## Property Description

Burchell Edwards are delighted to offer this well presented three bedroom link-detached home, situated in the B34 area of Birmingham.

Sit on a corner plot with a private driveway and side garage, the property in brief comprises an entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms and a family bathroom.

Superb locality offers an easy commute into Birmingham City Centre and is surrounded by a variety of local shops, amenities and school catchments.

The internal is spacious and carries a beautiful natural light throughout. Additional benefits also include double glazing and gas central heating throughout.

Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Hallway

Door to front elevation, central heating radiator and karndean flooring.

## Lounge

Double glazed bay window to front elevation, central heating radiator, karndean flooring and storage cupboard.

## Dining Room

Double glazed patio doors to rear elevation, central heating radiator and karndean flooring,

## Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob, integrated oven, hob and dishwasher, lino flooring and tiling to splash prone areas.

## Conservatory

Double glazed surround, double glazed door to side elevation, central heating radiator and laminate flooring.



## Landing

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

## Bedroom One

Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, tiled flooring and veticle wall radiator.

## Front Garden

Driveway providing off road parking and access to garage at side.

## Rear Garden

Lawned area and patio area.

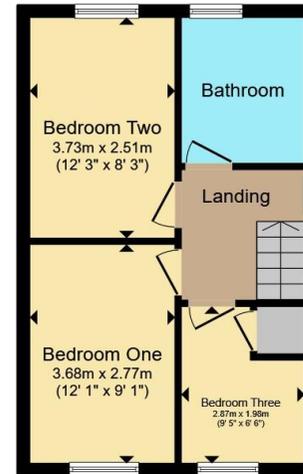








**Ground Floor**



**First Floor**

Total floor area 89.7 m<sup>2</sup> (966 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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