



Sydney Way
Birmingham

burchell
edwards

Sydney Way Birmingham B34 7LU

for sale offers over
£210,000



Property Description

Burchell Edwards are delighted to present this presented two-bedroom semi-detached home that offers an excellent opportunity for first-time buyers, young professionals or those looking to downsize.

The property benefits from a private driveway providing off-road parking and is ideally located in a quiet cul-de-sac close to local amenities, great transport links and school catchments.

Internally, the accommodation comprises a welcoming entrance hall, a cosy lounge, fitted kitchen/diner and guest WC to the ground floor. Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property enjoys a private enclosed rear garden, perfect for relaxing, entertaining or enjoying outdoor family time.

Combining a sought-after location with practical living space and excellent outdoor facilities, this attractive home must be viewed to be fully appreciated so an early viewing is highly recommended.

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.

Central heating radiator and stairs to first floor accommodation. Ceiling light points and under stairs storage cupboard, laminate flooring.

Lounge

Double glazed square bay window to front elevation. Central heating radiator, Tv point, laminate flooring and ceiling light points.

Guest W.C

Wash hand basin and W.C, ceiling light point, extractor fan and laminate flooring.

Kitchen/Diner

Two double-glazed windows to rear elevations and double-glazed upv door to rear elevation leading to the garden. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit. Four ring gas hob, extractor hood, integrated oven and grill, central heating radiator, spotlights and ceiling light points, tiling to splash prone areas and tiled flooring. Space and plumbing for washing machine, housing central heating boiler.

Landing

Two double glazed windows to front elevations. Carpet flooring, ceiling light points, airing cupboard and central heating radiator.

Bedroom One

Double glazed square bay window to front elevation. Ceiling light points central heating radiator and carpet flooring.

Bedroom Two

Double-glazed window to rear elevation. Ceiling light points, central heating radiator, carpet flooring and storage cupboard.

Bathroom

Double glazed opaque window to rear elevation. Bath with shower over, W.C, wash hand basin, central heating radiator, tiling to splash prone areas and vinyl flooring.

Rear Garden

Lawned area, patio area. Fenced boundaries.

Parking

Driveway with dropped kerb.









Ground Floor



First Floor

Total floor area 84.5 m² (909 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: B

Tenure: Freehold

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