



Baldwins Lane, Birmingham

burchell
edwards



Property Description

This attractive and extended three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, and investors alike.

The property comprises two well-proportioned reception rooms, providing ample space for both relaxing and entertaining, alongside a separate fitted kitchen. To the first floor are three good-sized bedrooms served by a family bathroom. A further boarded loft room with window offers excellent storage space and presents exciting potential for future conversion or extension, subject to the relevant planning permissions and building regulations.

Externally, the property benefits from a substantial private rear garden, perfect for outdoor entertaining and family enjoyment, while a generous driveway to the front provides ample off-road parking.

Conveniently located within easy reach of highly regarded local schools, excellent transport links, and a wide range of shops and everyday amenities, this well-positioned home combines comfortable living with fantastic future potential. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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 Porch

Tiled flooring, central heating radiator.

Entrance Hallway

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

Lounge

Double glazed French doors to rear elevation, central heating radiator and shelving.

Dining Room

Double glazed bay window to front elevation, central heating radiator and open log burner.

Kitchen

A range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, extractor and tiling to splash prone areas.

Utility Room

Single glazed window to side elevation, double glazed door to rear elevation and tiled flooring.

Landing

Double glazed window to side elevation.

Bedroom One

Double glazed window to front elevation, central heating radiator and built in wardrobe.

Bedroom Two

Double glazed window to front elevation and central heating radiator.

Bedroom Three

Double glazed window to rear elevation, central heating radiator and built in storage.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, central heating radiator, storage, fully tiled and central heating boiler.

Loft Room

Skylight.

Front Garden

Tarmac driveway providing off road parking.

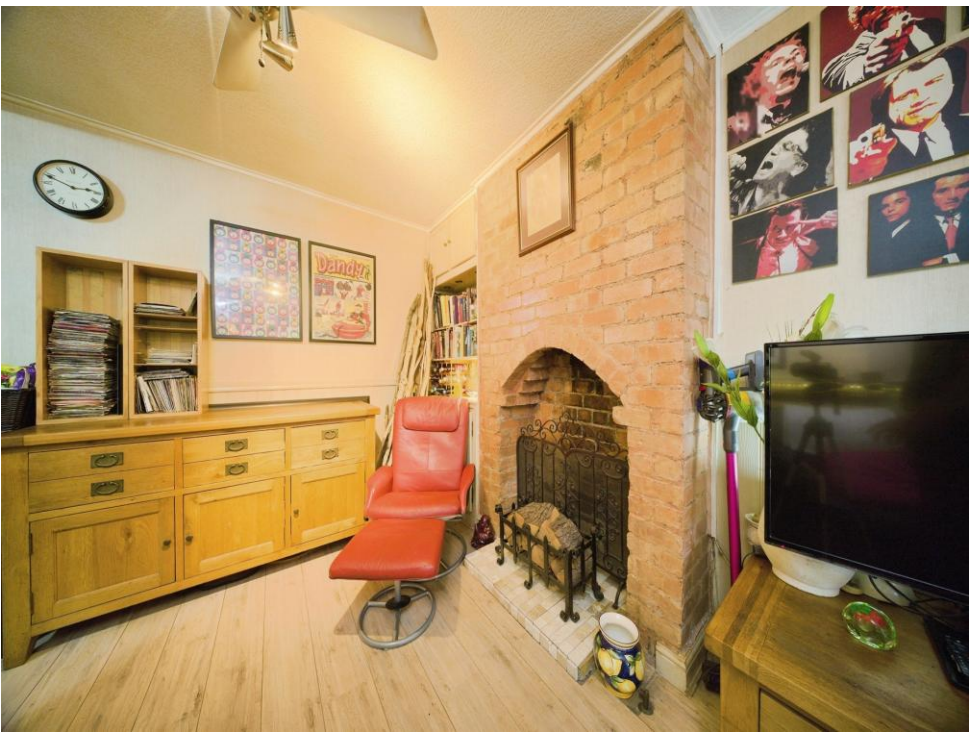
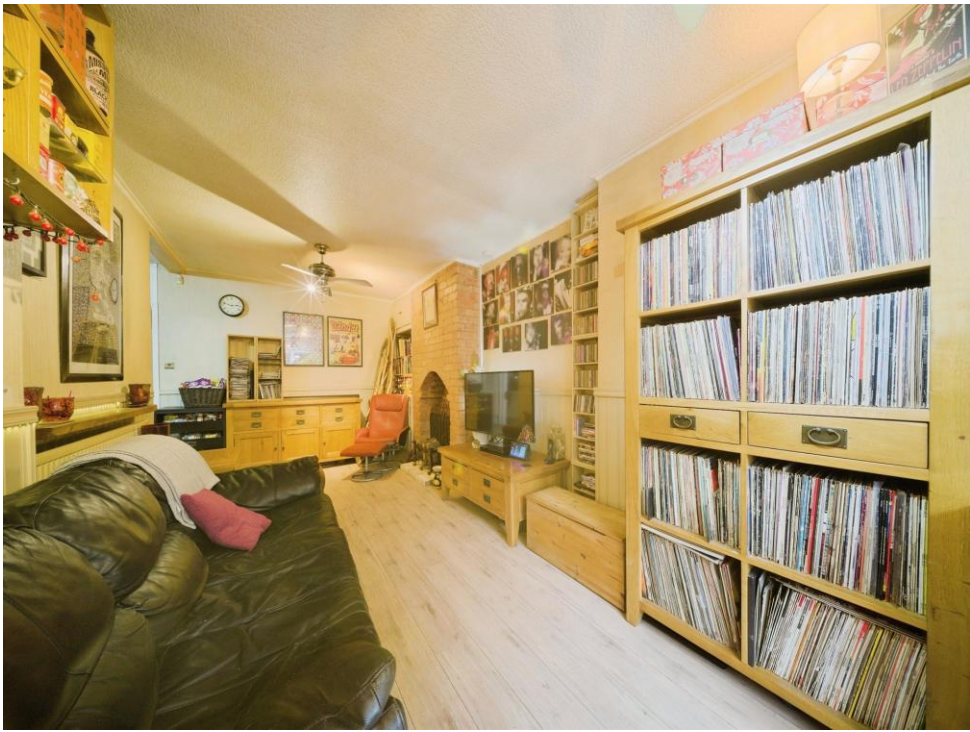
Rear Garden

Outside W.C, side access to frontage and patio area.

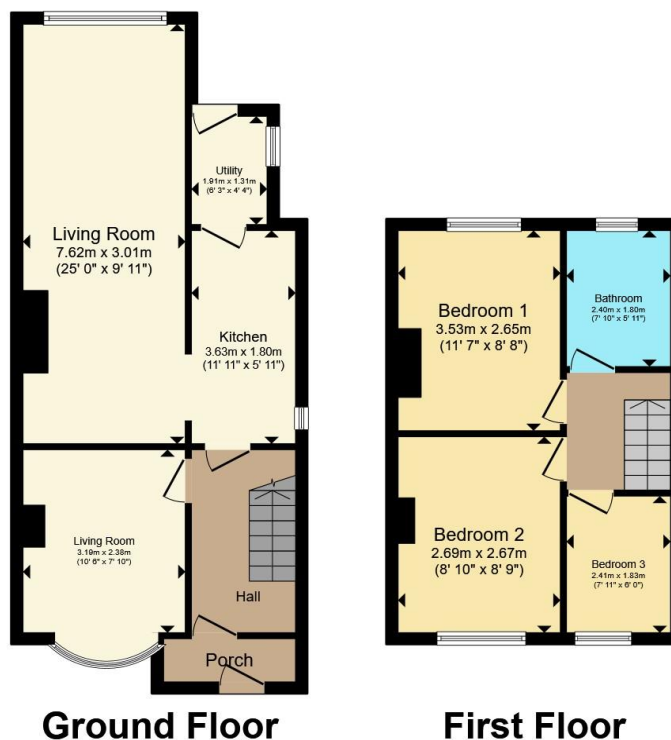
Agent Note

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Total floor area 82.4 m² (887 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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183 Stratford Road Shirley
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI209429



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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