



Blackcat Close, Birmingham

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## Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Chelmsley Wood area of Birmingham (B37).

The property is accessed via a walkway and in brief comprises an entrance porch, hallway, lounge, kitchen diner, front and rear gardens, three bedrooms and a family shower room with separate WC,

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

The rear garden offers a good space for outdoor living and has gated rear access with fenced boundaries that create privacy. This home would make an ideal investment opportunity, first time buy or perfect for growing families.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase. A non-standard construction property is very common, with plenty of mortgage lenders giving access to mortgages for these properties.

## Entrance Porch

Two double glazed windows to side elevation, cupboard housing meters and carpet.

## Entrance Hallway

Carpet.

## Rear Lobby

Door to rear elevation and vinyl flooring.

## Lounge

Double glazed windows to front and rear elevations, carpet.

## Kitchen/ Diner

Double glazed windows to front and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, under stairs storage, vinyl flooring.

## Landing

Carpet and airing cupboard.

## Bedroom One

Double glazed window to front elevation, storage cupboard, carpet and loft access via hatch.

## Bedroom Two

Double glazed window to front elevation, carpet and warm air unit.

## Bedroom Three

Double glazed window to rear elevation and carpet.

## Shower Room

Double glazed window to rear elevation, shower cubicle, heated towel rail, vanity wash hand basin, vinyl flooring.

## Separate W.C

Double glazed window to rear elevation, W.C and vinyl flooring.

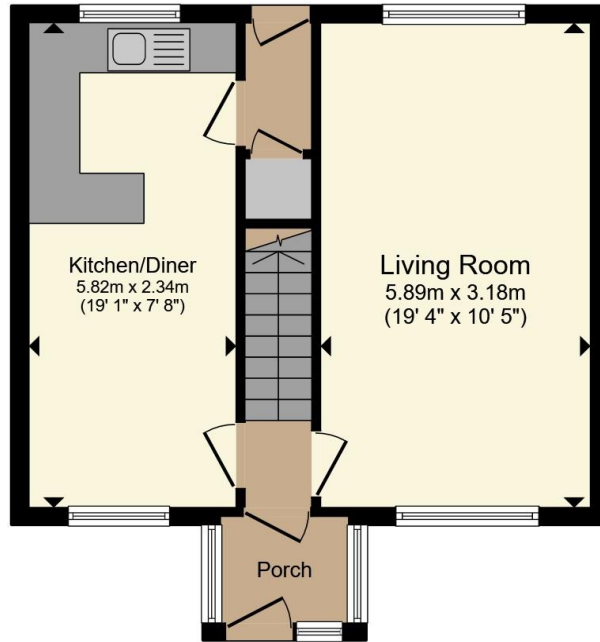
## Front Garden

Paved fore garden with iron fence.

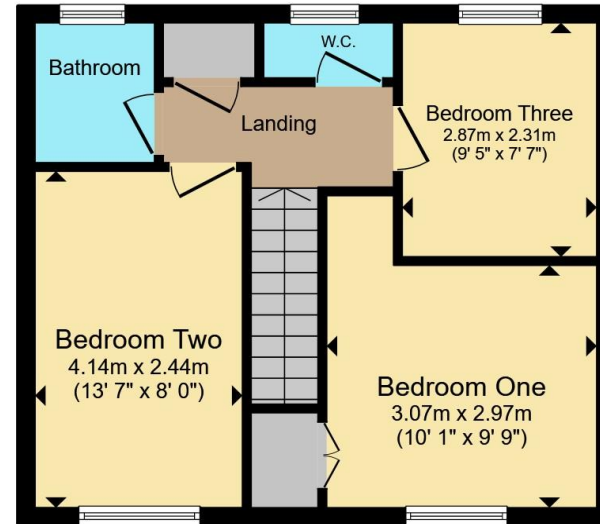








**Ground Floor**



**First Floor**

Total floor area 78.9 m<sup>2</sup> (849 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: A

Tenure: Freehold

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