



Giles Close  
BIRMINGHAM

burchell  
edwards

# Giles Close BIRMINGHAM B33 8EB

for sale offers over  
**£230,000**



## Property Description

Located within a quiet residential cul-de-sac on Giles Close, Stechford, this well-presented three-bedroom end-terraced property offers an excellent opportunity for first-time buyers, families, or buy-to-let investors alike.

The property benefits from its end-terrace position, providing added privacy and a sense of space. Internally, the accommodation is arranged over two floors and briefly comprises a welcoming entrance hallway, a generous lounge and a separate kitchen / dining area ideal for everyday living and entertaining with access to the rear garden.

To the first floor are three well-proportioned bedrooms along with a family bathroom. Externally, the home boasts a private rear garden, perfect for outdoor dining and leisure, with potential to further enhance subject to the usual permissions.

Ideally situated for access to local amenities, schools, transport links and Stechford Train Station, the property also offers convenient routes into Birmingham City Centre and surrounding areas. Early viewing is highly recommended to appreciate the accommodation on offer. Call now on 0121 742 1725 before it is too late!

## Entrance Hallway

Stairs to first floor accommodation.

## Lounge

Double glazed sliding doors to rear elevation, double glazed window to front elevation and central heating radiator.

## Kitchen

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 connections for gas cooker, space and plumbing for washing machine, central heating radiator and laminate

flooring.

## Landing

Loft access via hatch, cupboard housing central heating boiler and all doors off.

## Bedroom One

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

## Bedroom Two

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, wash hand basin, central heating radiator and tiling to walls.

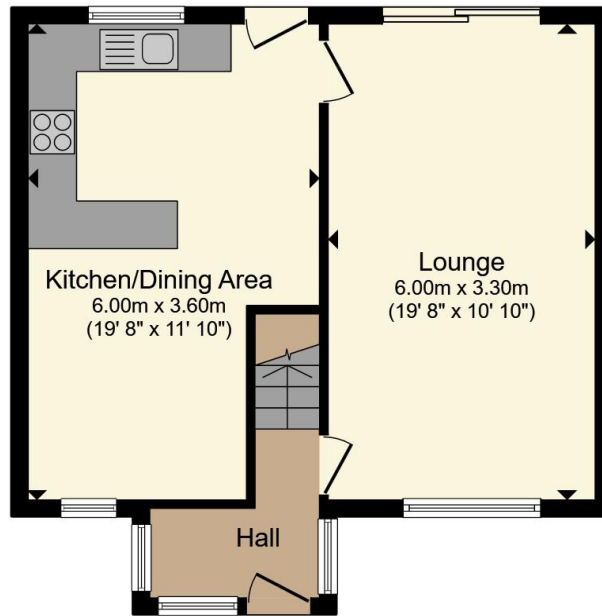
## Separate W.C

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

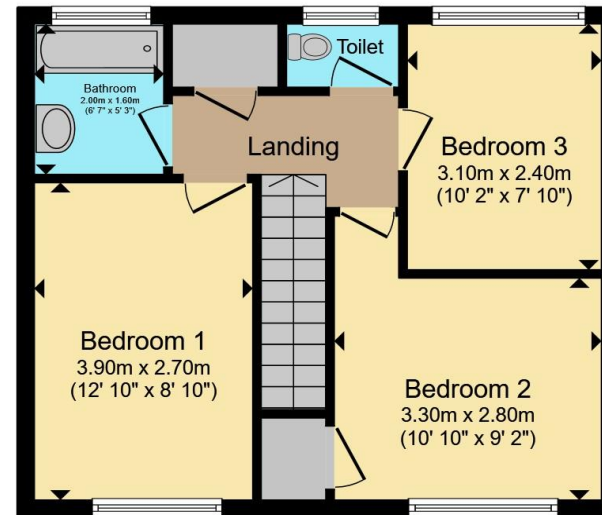








**Ground Floor**



**First Floor**

Total floor area 86.6 m<sup>2</sup> (932 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

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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Property Ref: SHL211650 - 0003