



Carlton Mews, Birmingham



## Property Description

Burchell Edwards are delighted to bring to market this three bedroom semi-detached property, situated in a quiet cul-de-sac in Castle Bromwich (B36).

This spacious family home briefly comprises an enclosed porch, entrance hallway, lounge, fitted kitchen, utility, conservatory, three bedrooms, loft space currently occupied as another bedroom with its' access via the third bedroom and a family shower room with separate WC.

Upon arrival you will discover off-road parking by way of a private driveway and a garage with an electric door for ease. To the rear, there is a low maintenance rear garden, completely paved with gated access to the side.

Sit amongst many local amenities/shops the property also falls within very popular area.

The internal carries a beautiful natural light throughout, and has a lovely neutral decor making it ready to move into. With the additional benefits of double glazing and gas central heating, we recommend that viewings are essential to gain a sense of the space and accommodation available. We do anticipate high levels of interest.

## Entrance Porch

Double glazed windows to front elevation and tiled flooring.

## Entrance Hallway

Double glazed window to front elevation, stairs to first floor accommodation, carpet, coat cupboard and central heating radiator.

## Lounge

Two double glazed windows and French doors to rear elevation, gas fire place, carpet, two central heating radiators.

## Kitchen

A range of wall and base units with work surface over incorporating a sink with drainer unit, integrated dishwasher and fridge, extractor, tiled flooring, central heating radiator, tiling to splash prone areas.

## Utility Room

Double glazed windows to rear and side elevations, double glazed door to rear elevation, tiled flooring, central heating radiator, fitted washing machine.

## Conservatory

Double glazed patio doors to rear elevation, double glazed surround, tiled flooring and central heating radiator.

## Landing

Storage cupboard and carpet.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Separate W.C

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

## Bathroom

Double glazed window to rear elevation, wash hand basin, walk in shower, central heating radiator, spotlights, vinyl flooring and storage cupboard housing central heating boiler.

## Loft Room

Two velux windows, central heating radiator, carpet and fitted wardrobes.

## Front Garden

Block paved driveway providing off road parking and access to integrated garage.

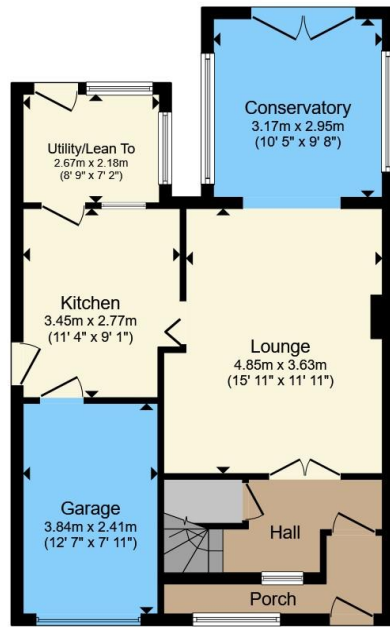
## Rear Garden

Paved garden with plastic storage shed, plastic bin store, gated side access to frontage and fencing to all boundaries.

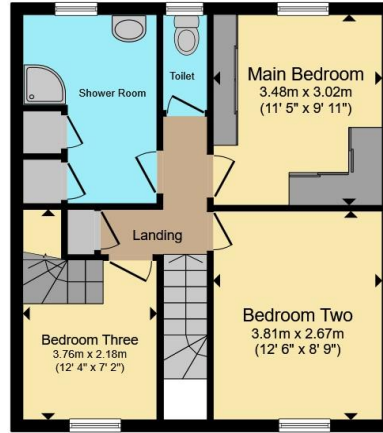




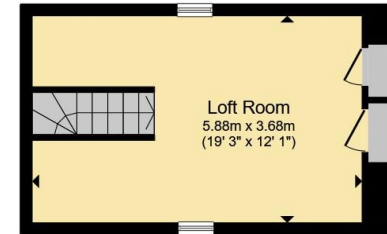




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 134.6 m<sup>2</sup> (1,449 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 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

**check out more properties at [burchelledwards.co.uk](http://burchelledwards.co.uk)**



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBW211218 - 0003