



Burney Lane, Birmingham

burchell  
edwards



## Property Description

Burchell Edwards offer this modern three bedroom end terrace situated in the heart of the community of B8 Birmingham.

Boasting two reception rooms, a downstairs family bathroom and a private rear garden- this property will make an ideal first time buy or investment opportunity. Upstairs there are three bedrooms with an ensuite to the master.

Sat in a superb location near local shops and amenities- great for the school catchments in the area.

Locality is key for this property as it has great public transport links and offers an easy commute into Birmingham City Centre.

With the additional benefits of double glazing and gas central heating throughout, this property will be sold with no upward chain.

Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Porch

Double glazed windows to front elevation.

## Entrance Hallway

Stairs to first floor accommodation and carpet.

## Lounge

Double glazed bay window to front elevation, central heating radiator, carpet and storage cupboard.

## Dining Room

Double glazed window to side elevation, central heating radiator and carpet.

## Kitchen

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, five ring gas hob with extractor hood, tiled flooring, fridge freezer, space and plumbing for washing machine, loft access via hatch.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, fitted storage cabinet, tiled flooring and tiling to walls.

## Landing

Loft access via hatch and carpet.

## Bedroom One

Double glazed window to front elevation, central heating radiator, carpet and door to en-suite.

## En-Suite

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin, tiling to walls and tiled flooring.

## Bedroom Two

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

## Bedroom Three

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

## Front Garden

Block paved frontage.

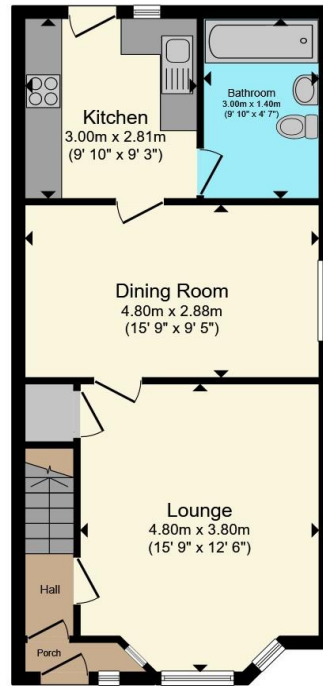
## Rear Garden

Block paved patio area, trees and shrubs, fencing to all boundaries.

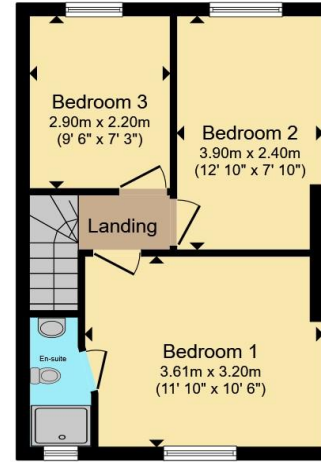








**Ground Floor**



**First Floor**

Total floor area 86.1 m<sup>2</sup> (927 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: E Council Tax  
 Band: B

Tenure: Freehold

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