



Glascote Grove, Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to offer this well presented three bedroom terrace property, conveniently located in a cul-de-sac location of the Shard End area of Birmingham (B34).

Bordering the neighbouring area of Castle Bromwich, this property in brief compromises an entrance hall, lounge diner, fitted kitchen and a private rear garden with side access. To the first floor there are three bedrooms, all of which are double in size and a family bathroom. Additional benefits include a large loft space complete with a velux window and carpeted flooring.

Upon arrival you will discover off-road parking by way of a driveway and the internal is very spacious, carrying a beautiful natural light throughout.

Locality of this property is key as it falls within fantastic catchment area for schools and nearby many local shops/amenities and eateries. Commuters will be well aided by the frequent public transport services, not to mention the easy accessibility to the M6 motorway.

With the additional benefit of double glazing throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.



Entrance Hallway

Vertical wall radiator, central heating radiator and tiled flooring.

Lounge

Double glazed bay window to front elevation, double glazed window to rear elevation, spotlights, carpet and vertical wall radiator.

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, space for appliances, space and plumbing for washing machine, tiled flooring and central heating boiler housed.

Landing

Carpet and stairs to loft space.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, spotlights, carpet and vertical wall radiator.

Bedroom Three

Double glazed window to front elevation, vertical wall radiator and carpet.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, vertical wall radiator, LED vanity mirror, tiled flooring and spotlights.

Loft Space

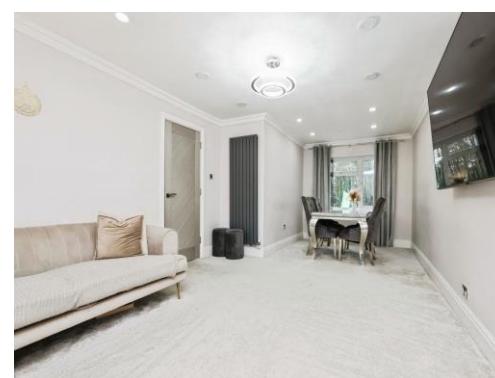
Velux window and carpet.

Front Garden

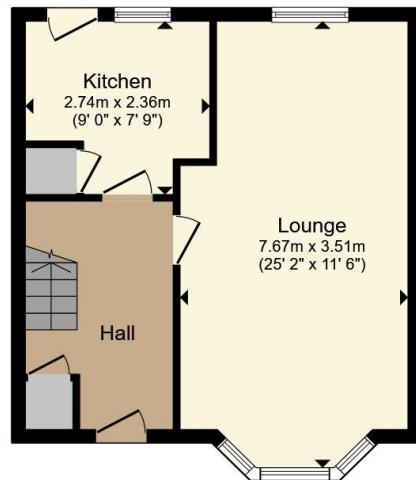
Driveway providing off road parking.

Rear Garden

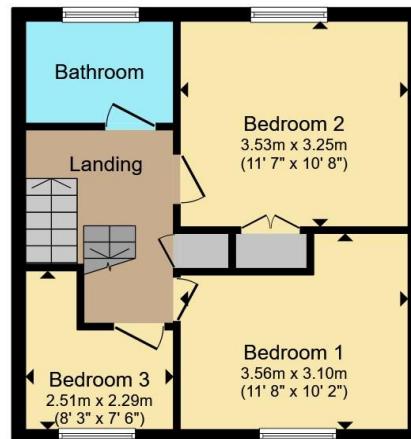
Laid to lawn, concrete patio area, gated access, outside tap and fencing to boundaries.



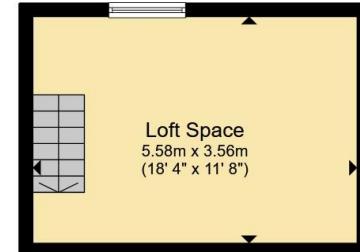




Ground Floor



First Floor



Outbuilding

Total floor area 95.4 m² (1,027 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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210735



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210735 - 0002