



Jura Way, BIRMINGHAM

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## Property Description

Burchell Edwards are delighted to present beautifully presented, modern-style, three bedroom semi-detached family home situated in the Smiths Wood area of Birmingham (B36).

The property in brief comprises an entrance hallway, guest WC, lounge, kitchen/diner, three bedrooms and a family bathroom. To the rear, you will discover a private rear garden.

Sit amongst many local amenities/shops, local restaurants and amenities, this is a very a popular area for great school catchments. Offering easy access to local transport links including the M6 & M42 Motorways.

Viewings are definitely recommended to appreciate the space and accommodation available.

## Entrance Hallway

Central heating radiator and tiled flooring.

## W.C

W.C, wash hand basin, central heating radiator and tiled flooring.

## Lounge

Double glazed window to front elevation, two central heating radiators, carpet and stairs to first floor accommodation.

## Kitchen/ Diner

Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, fridge freezer, space and plumbing for washing machine, under stairs storage, central heating radiator and tiled flooring.

## Landing

Central heating radiator, carpet and loft access via hatch.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, tiling to splash prone areas, tiled flooring.

## Parking

Two allocated parking spaces.

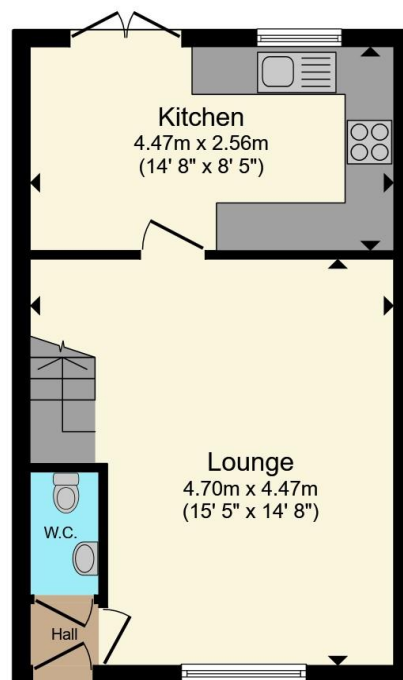
## Rear Garden

Two patio areas, artificial lawn, pathway, gated side area and fencing to all boundaries.

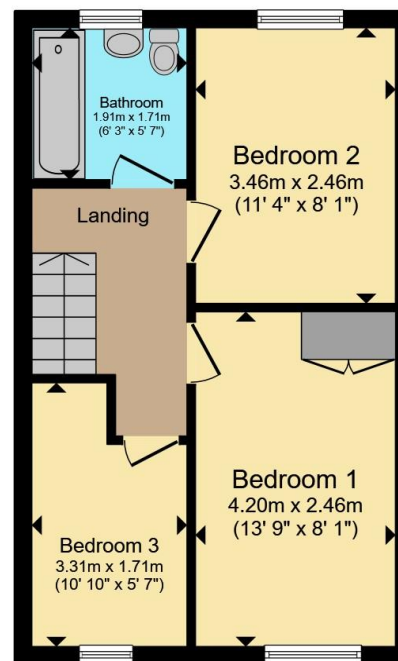








**Ground Floor**



**First Floor**

Total floor area 69.4 m<sup>2</sup> (747 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: B Council Tax  
 Band: B

Tenure: Freehold

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