



Yorklea Croft, Birmingham



Property Description

Burchell Edwards are delighted to bring to market this three bedroom, end of terrace home, situated in the very popular area of Chelmsley Wood (B37).

This property will be sold with NO UPWARD CHAIN and makes an ideal purchase for first time buyers or growing families,

In brief, comprising an entrance porch, hallway, lounge, kitchen diner, rear porch, modern shower room with separate WC three bedrooms. Upon arrival you will discover gardens to both the front and rear, where you will be able to enjoy a quiet tranquil retreat, especially in the warmer months.

Surrounded by many local amenities, shops and eateries, there are also frequent transport links that aid an easy commute into the city centre and other popular destinations. We recommend viewing early to avoid disappointment and to appreciate the space and accommodation available

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double glazed surround and tiled flooring.

Entrance Hallway

Stairs to first floor accommodation and tiled flooring.

Lounge

Double glazed bay window to front elevation, double glazed window to rear elevation, central heating radiator, carpet and feature fire place.

Rear Lobby

Door to rear porch, under stairs storage cupboard, central heating radiator, tiled flooring.

Rear Porch

Double glazed windows to rear and side elevations, door to side elevation, tiled flooring.

Kitchen/ Diner

Double glazed bay window to front elevation, double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, extractor hood, integrated fridge and freezer, tiled flooring, central heating radiator, space and plumbing for washing machine.

Landing

Central heating radiator, carpet and cupboard housing central heating boiler.

Bedroom One

Double glazed window to front elevation, central heating radiator, carpet, built in storage and loft access via hatch.

Bedroom Two

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

Bedroom Three

fitted wardrobes, central heating radiator and carpet.

Separate W.C

Double glazed window to rear elevation, W.C, central heating radiator and laminate flooring.

Shower Room

Double glazed window to rear elevation, vanity wash hand basin, shower cubicle, laminate flooring and heated towel rail.

Front Garden

Two lawned areas, flower beds and pathway to front door.

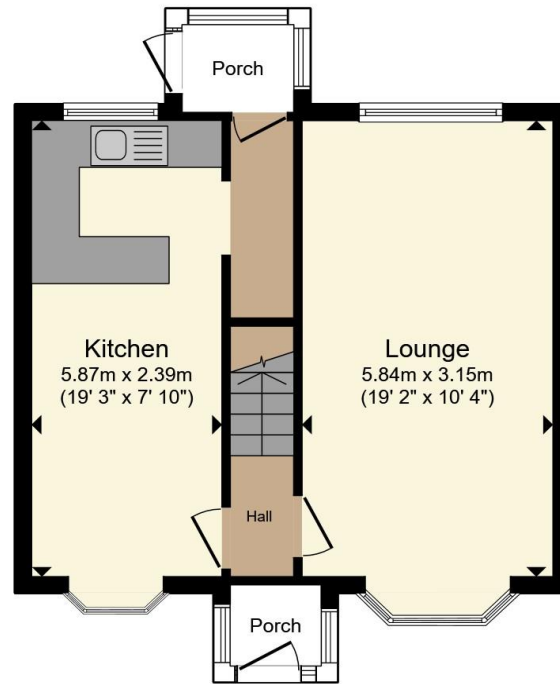
Rear Garden

Lawned area, patio area, pond, storage shed, outside tap and gated rear access.

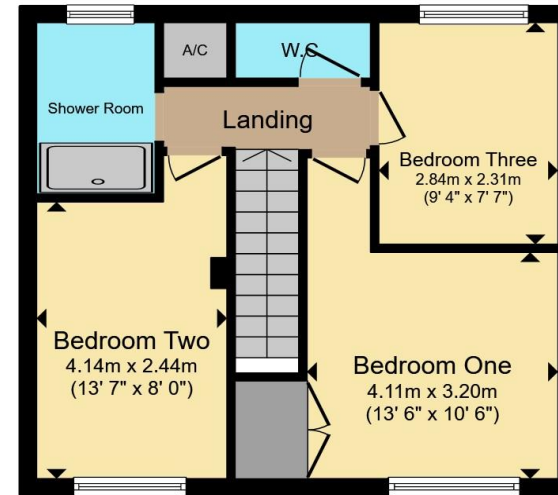








Ground Floor



First Floor

Total floor area 77.6 m² (835 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

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2-4 Hurst Lane
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211433



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.

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