

Windleaves Road
Birmingham

burchell edwards

Windleaves Road
Birmingham B36 0BS

for sale
£350,000







Property Description

Burchell Edwards are delighted to offer this three bedroom semi-detached family home situated on the sought after Windleaves road, in the heart of Castle Bromwich (B36).

This property is the perfect, modern family home. Already extended, it offers plenty of space and everything the modern day family could want such as a kitchen/diner, three double bedrooms, groundfloor W/C and family bathroom and plenty of living space throughout.

The outdoor space to the front is a large driveay with access toside situated on a corner plot giving a high level of kerb appeal. To the rear there is a mature garden which lends itself perfectly for family living and entertaining which has rear access to fields which expands the garden size

Located in the very popular residential area of Castle Bromwich sat amongst many local amenities/ eateries, nearby frequent transport links and a great catchments area for both primary and secondary schools.

A truly perfect family home, this is not one to be missed!

Entrance Porch

Door to front elevation and window to front and side elevation.

Entrance Hall

Door to front elevation, central heating radiator and laminate flooring, ceiling lights and stairs to landing.

Lounge /Diner

Double glazed bay window to front elevation, double glazed patio doors to garden, window to rear elevation and carpet, central heating radiator, ceiling lights.

Kitchen

Double glazed window to side and rear elevation and door to garden. Two ceiling lights and central heating radiator. Laminate flooring a range of wall and base units with work surface over incorporating a sink with drainer unit. Single electric oven and electric hob.

Utility Room

Double glazed window to front and side elevation. Wall and base units with work surface and sink with drainer unit, laminate flooring and W.C point, central heating radiator and ceiling lights.

Guest W.C

Wash hand basin and W.C, ceiling lights and laminate flooring.

Landing

Double glazed windows to side elevation, carpet, stair to hallway, loft access.

Bedroom One

Double glazed bay window to front elevation. Carpet, central heating radiator and ceiling lights.

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed opaque window to rear elevation, vinyl flooring, bath with mixer taps, corner shower unit, vanity sink, W.C, central heating radiator.

Front Garden

Tarmac driveway, side access, shrubs.

Rear Garden

Side access to front, paved patio area laid to lawn, shrubs and plants.







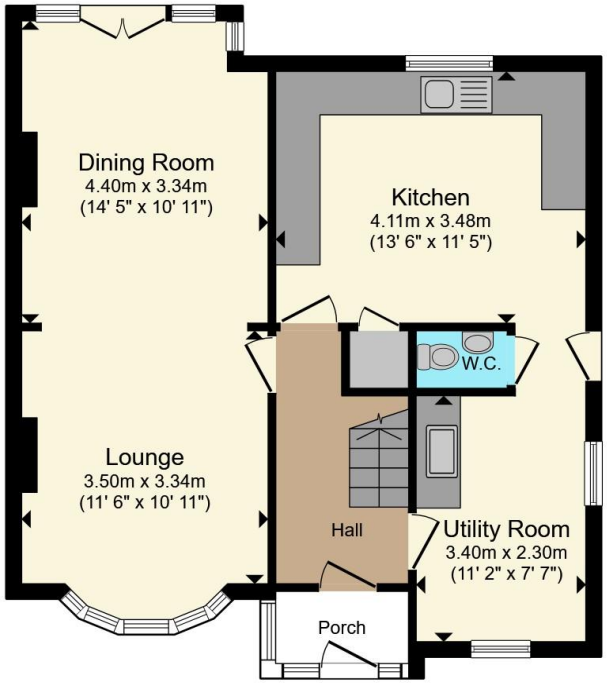




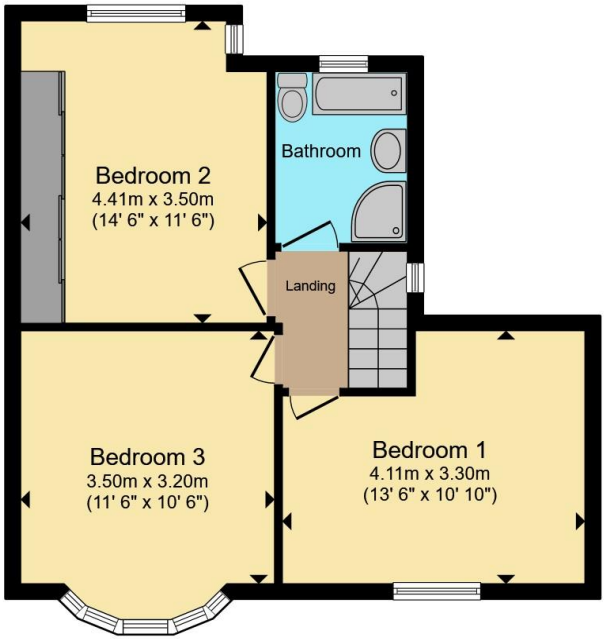








Ground Floor



First Floor

Total floor area 106.9 m² (1,151 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

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To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211424

The Property Ombudsman

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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