



Hurst Lane North
Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this three bedroom semi-detached home, situated in the heart of Castle Bromwich (B36).

Upon arrival you will discover off-road parking by way of driveway, and there is also space at the rear to facilitate extra parking in the garden with rear access. The property in brief comprises an entrance porch, hallway, lounge dining area fitted kitchen, three bedrooms and a family bathroom.

Making an ideal purchase for couples or growing families alike, the property sits as part of a quiet cul-de-sac in the very popular Parkfield Estate. With great transport links and Water Orton Train Station less than a 10 minute drive away, you will be well aided by an easy commute into Birmingham City Centre as well as being surrounded by a variety of local shops/amenities.

With the additional benefits of double glazing and gas central heating throughout, you will appreciate how well the property has been maintained. Viewings are essential to gain a sense of the space and accommodation available.

Entrance Porch

Double glazed surround and tiled flooring.

Entrance Hallway

Storage cupboard, central heating radiator, laminate flooring, stairs to first floor accommodation.

Lounge

17' 1" x 9' 11" (5.21m x 3.02m)

Double glazed sliding patio doors to rear elevation and laminate flooring.

Dining Area

9' 8" x 6' 2" (2.95m x 1.88m)

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

Kitchen

12' 7" max x 6' 7" max (3.84m max x 2.01m max)
L shaped room. Double glazed door and window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, electric hob, extractor, tiling to splash prone areas, plumbing for dishwasher and washing machine.

Landing

Double glazed window to side elevation, loft access via hatch, capret and cupboard housing central heating boiler.

Bedroom One

13' x 10' 1" max (3.96m x 3.07m max)

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

Bedroom Two

10' 10" x 8' 9" (3.30m x 2.67m)

Double glazed window to front elevation, central heating radiator, laminate flooring and storage cupboard.

Bedroom Three

8' 3" x 6' 8" (2.51m x 2.03m)

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

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over, heated towel rail, spotlights and laminate flooring.

Front Garden

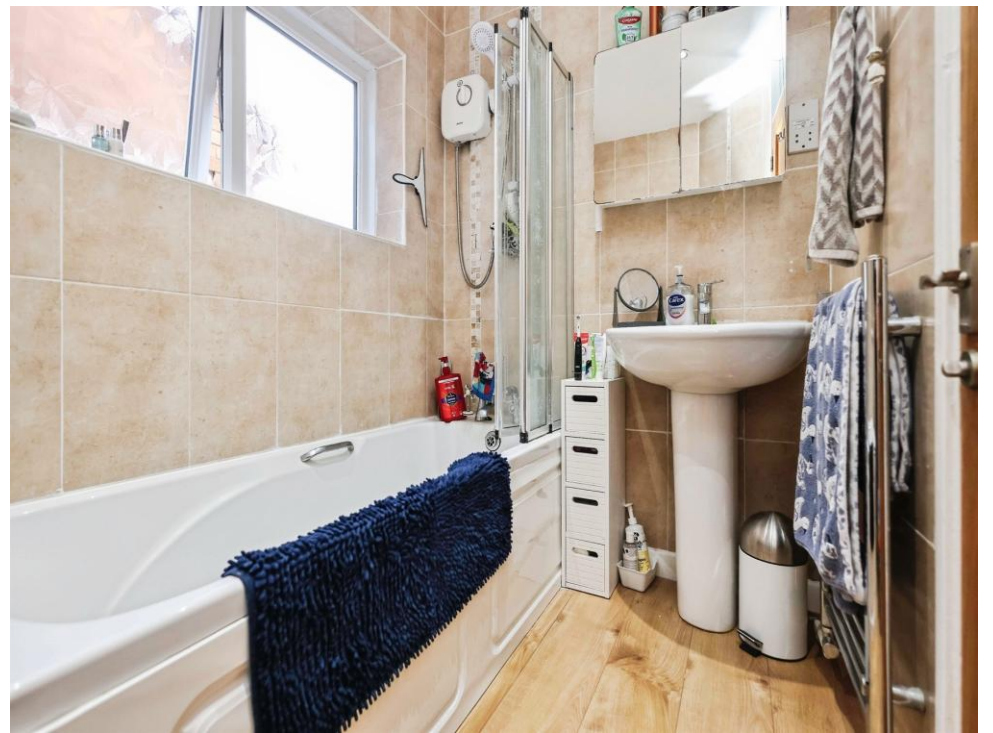
Driveway providing off road parking.

Rear Garden

Lawned area, patio area, gravel area, timber storage shed, gated rear access, outside tap,

concrete area, plant beds, pond and fencing to all boundaries.

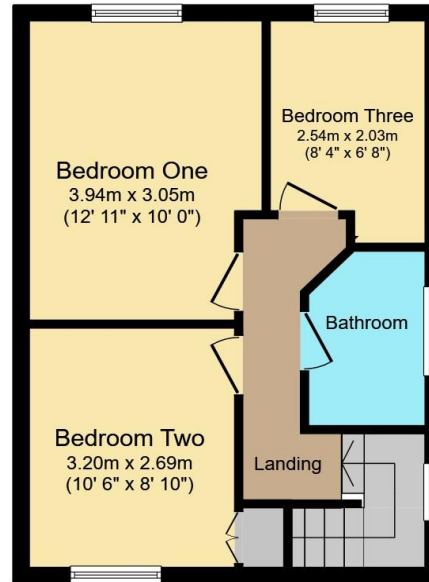








Ground Floor



First Floor

floor plan

Total floor area 80.0 m² (862 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: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210884



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: CBW210884 - 0003