



Sudeley Close
Birmingham

Sudeley Close Birmingham B36 9EQ

for sale offers in the region of
£240,000



Property Description

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

Upon arrival you will discover ample off-road parking by way of a driveway and an allocated parking space. The property in brief comprises an entrance porch, hallway, lounge, guest WC, large fitted kitchen, three bedrooms and a family bathroom with under-floor heating.

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 and near Beechcroft local nature reserve.

Sudeley Close also falls within great school catchments such as Park Hall Academy, St Mary & St Margaret's C of E Primary School and Castle Bromwich Infant and Nursery school.

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

Tiled flooring and cupboard housing meters.

Entrance Hallway

Double glazed door to sun room. tiled flooring, central heating radiator, spotlights, storage cupboard and stairs to first floor accommodation.

W.C

Double glazed window to side elevation, W.C, wash hand basin and carpet.

Lounge

14' 9" not into bay x 11' 2" (4.50m not into bay x 3.40m)

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

Kitchen

12' 5" x 12' 4" (3.78m x 3.76m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and grill, five ring gas hob with extractor hood, dishwasher, fridge freezer, washer dryer, spotlights, central heating radiator, tiled flooring and central heating boiler housed.

Utility/ Study Area

.5' 11" x 6' 8" (1.80m x 2.03m)

Vinyl flooring.

Sun Room

11' 2" x 13' 3" (3.40m x 4.04m)

Double glazed window and patio doors to rear elevation, central heating radiator and vinyl flooring.

Landing

Loft access via hatch, central heating radiator and carpet.

Bedroom One

14' 2" x 10' 6" (4.32m x 3.20m)

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

Bedroom Two

12' 2" x 10' 8" max (3.71m x 3.25m max)

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

Bedroom Three

10' 2" x 7' 5" (3.10m x 2.26m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle with rainfall shower, extractor, spotlights, fully tiled walls and under floor heating.

Front Garden

Gravel driveway providing off road parking and one allocated space.

Rear Garden

Patio area, steps leading to upper lawned area, outside tap, plants and shrubs, storage shed and fencing to all boundaries.









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.focalagent.com

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: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210897



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: CBW210897 - 0003