



Maytree Close  
Birmingham

burchell  
edwards

# Maytree Close Birmingham B37 5EA

for sale offers in the region of  
**£180,000**



## Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Chelmsley Wood area of Birmingham (B37).

The property is accessed via a walkway and in brief comprises an entrance porch, hallway, lounge, fitted kitchen, front and rear gardens, three bedrooms and a family bathroom.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

This home would make an ideal investment opportunity, first time buy or perfect for growing families. An early is recommended 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.

## Entrance Porch

Double glazed surround, laminate flooring and cupboard housing meters.

## Entrance Hallway

Laminate flooring and stairs to first floor accommodation.

## Lounge

Double glazed windows to front and rear elevations, central heating radiator and laminate flooring.

## Kitchen/ Diner

Double glazed windows to front and rear elevations, door to rear elevation, a range of

wall and base units with work surface over incorporating a sink with drainer unit, integrated fan oven, integrated oven and microwave, electric hob with extractor hood, integrated fridge freezer, integrated dishwasher, tiled flooring, tiling to splash prone areas, 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, storage cupboard and loft access via hatch.

## Bedroom Two

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

## Bedroom Three

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

## Separate W.C

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

## Bathroom

Double glazed window to rear elevation, wash hand basin, bath with shower over, storage unit, heated towel rail and vinyl flooring.

## Front Garden

Paved foregarden accessed via gate with fencing to boundaries.

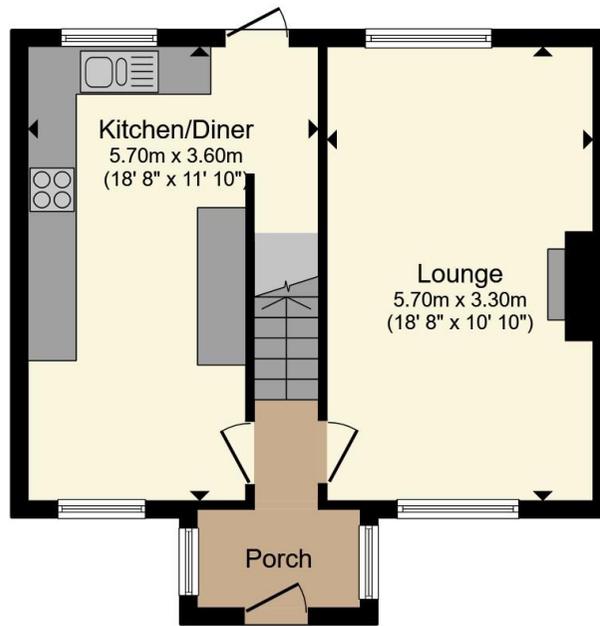
## Rear Garden

Artificial lawn, paved pathway, decking area, gated rear access, brick built storage shed, outside tap and fencing to all boundaries.

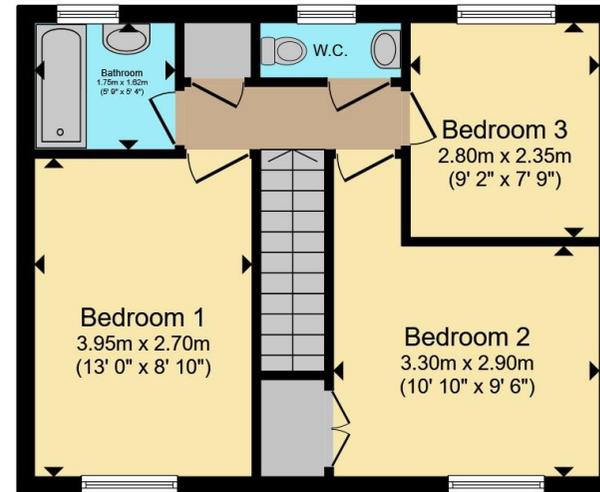








**Ground Floor**



**First Floor**

Total floor area 82.5 m<sup>2</sup> (888 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

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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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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