



Cornfield Croft, Birmingham



## Property Description

Burchell Edwards Castle Bromwich are delighted to offer this three bedroom terrace situated in the Chelmsley Wood area of Birmingham (B37). Briefly comprising of an entrance hall, lounge, kitchen, dining room, three bedrooms and a family bathroom- this will be sure to make an ideal first time buy.

Upon arrival you will discover gardens to both the front and rear. Locality is key for this property as it offers easy access to local transport links as well as being sat amongst many local amenities/shops. A popular area for school catchments.

Additional benefits include double glazing and gas central heating throughout.

Viewings are essential to gain a sense of 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 Hall

Door to front elevation and ceiling lights.

## Lounge

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

## Dining Room

Double glazed patio doors to conservatory, central heating radiator and laminate flooring, ceiling lights.

## Kitchen

Double glazed window to rear elevation, a range of wall and base units, work surface, laminate flooring, ceiling lights. Sink with drainer and tiling to splash prone areas, gas cooker point.

## Conservatory

Double glazed window to rear elevation and patio doors to garden, laminate flooring.

## Landing

Carpet and fitted wardrobes, ceiling lights and stairs from dining room.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed opaque window to rear elevation, W.C and washbasin, chrome heated towel rail, vinyl flooring, bath with mixer taps and shower.

## Front Garden

Paved walkway, flower bed, hedge.

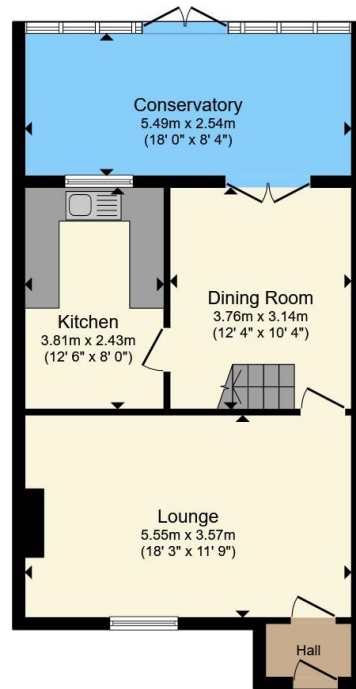
## Rear Garden

Paved pathway and laid to lawn, rear access.

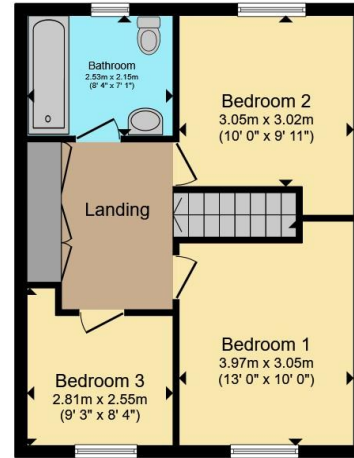








**Ground Floor**



**First Floor**

Total floor area 104.5 m<sup>2</sup> (1,125 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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