



Bell Close, BIRMINGHAM





### Property Description

Burchell Edwards are delighted to present this extended three bedroom end of terrace property situated in the Smiths Wood area of Birmingham (B36).

The property in brief comprises an entrance porch, lounge, extended kitchen diner, a downstairs shower room, utility area and a private rear garden. To the first floor there are three bedrooms and a family bathroom.

Locality is key as the property is sat in 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.

To the rear, homeowners will discover a double garage providing off-road parking or additional storage (whichever you prefer) as well as a communal parking area within the close.

Making an ideal purchase for couples, large or growing families alike- we anticipate high viewing interest so this wont be round for long! 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 Porch

Double glazed surround and tiled flooring.

### Lounge

Double glazed window to front elevation, two central heating radiators, wooden flooring and stairs to first floor accommodation.

### Shower Room

Double glazed window to front elevation, W.C, wash hand basin, shower cubicle, extractor, tiled flooring and spotlights.

### Kitchen

Two sets of double glazed patio doors to rear elevation, double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated fridge and dishwasher, space for appliances, under stairs storage cupboard, tiled flooring, tiling to splash prone areas, spotlights.

### Utility Room

Double glazed window to side elevation, base storage units with work surface over, spotlights, extractor, tiled flooring, central heating boiler housed, space and plumbing for washing machine.

## Landing

Double glazed window to side elevation, carpet, loft access via hatch and airing cupboard.

## Bedroom One

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

## Bedroom Two

Double glazed window to rear elevation and laminate flooring.

## Bedroom Three

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

## Bathroom

Two double glazed windows to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, exposed floor boards.

## Front Garden

Lawned area with steps to front door.

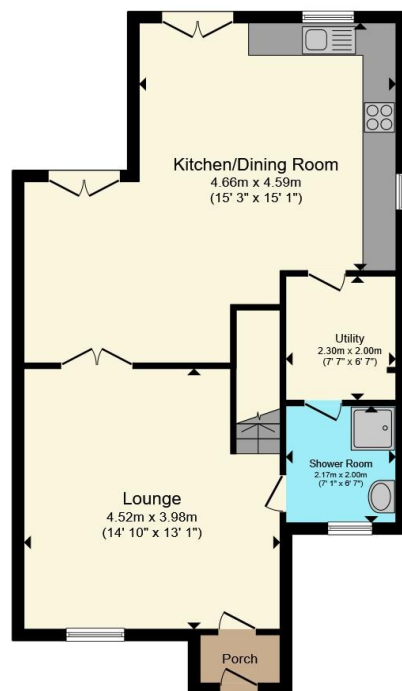
## Rear Garden

Gated rear access, access to double garage, lawned area with slabbed border and fencing to boundaries.

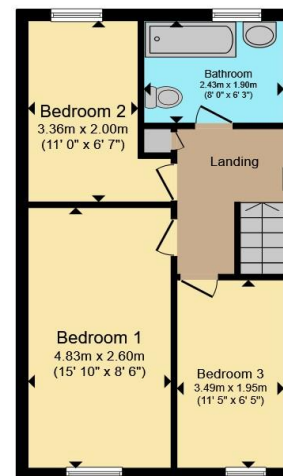








**Ground Floor**



**First Floor**

Total floor area 105.5 m<sup>2</sup> (1,136 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

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EPC Rating: B Council Tax  
Band: B

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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