Barle Grove
Birmingham

burchell edwards

Barle Grove
Birmingham B36 0TY

for sale
£190,000

Property Description

A fantastic opportunity for both owner-occupiers and investors alike! Situated in a popular cul-de-sac location, this well-presented three-bedroom end-terrace property offers spacious and versatile accommodation, ideal for modern family living.

The property briefly comprises a welcoming entrance hallway, a bright and comfortable living area, a modern fitted kitchen, three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a private rear garden, providing the perfect space for relaxing or entertaining.

Currently set up and operating as a successful Airbnb, the property offers excellent income potential for investors looking for a ready-made opportunity. Equally, with its practical layout and convenient location, it would make an ideal family home.

Conveniently positioned close to a range of local amenities, reputable schools and excellent transport links into Birmingham and surrounding areas, this versatile property is not to be missed.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Upvc door to front elevation. Central heating radiator and stairs to first floor accommodation. Ceiling light points and under stairs storage cupboard, laminate flooring.

Lounge

Double-glazed patio doors to rear elevation leading to the garden. Central heating radiator, Tv point, laminate flooring and ceiling light points.

Kitchen/Diner

Double-glazed windows to front elevations and double-glazed patio doors to rear elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit. Single electric, cooker hood, gas hob. Ceiling light points, tiling to splash prone areas, laminate flooring and central heating radiator.

Landing

Double glazed opaque window to front elevation. Stairs form hallway, carpet flooring, ceiling light point and airing cupboard.

Bedroom One

Double glazed windows to front and rear elevations, ceiling light point, central heating radiator and carpet flooring.

Bedroom Two

Double glazed windows to rear elevations, ceiling light point, central heating radiator, Tv point and carpet flooring.

Bedroom Three

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

Bathroom

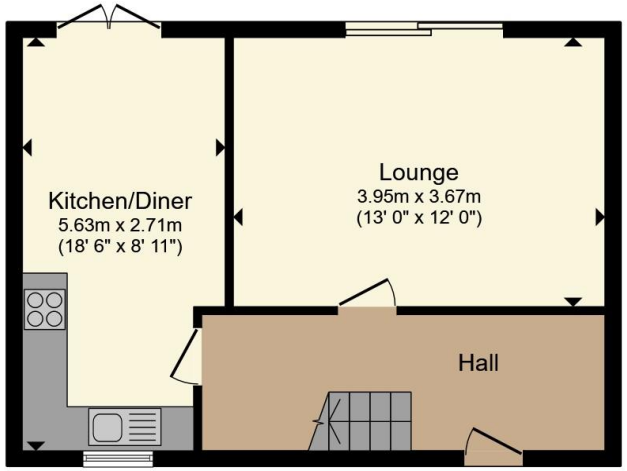
Double glazed opaque window to front elevation. Bath, wash hand basin, ceiling light point and linoleum flooring.

W.C First Floor

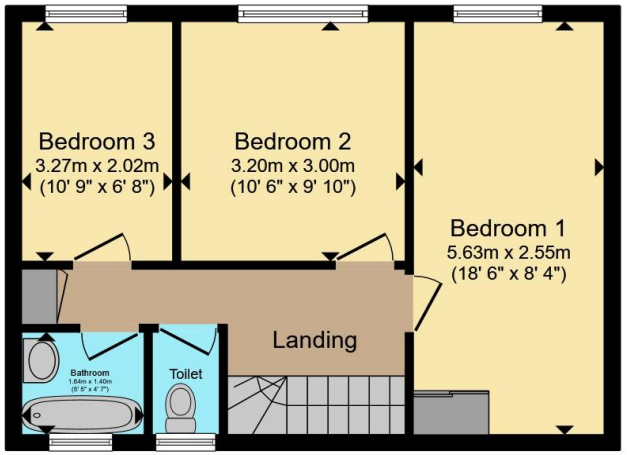
Double glazed opaque window to front elevation, W.C., tiled flooring.

Rear Garden

Paved patio area, laid to lawn.



Ground Floor



First Floor

Total floor area 87.5 m² (942 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

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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: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211613

The Property Ombudsman

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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