



Cambridge Drive
Birmingham

burchell
edwards

Cambridge Drive Birmingham B37 5NP

for sale offers over
£210,000



Property Description

Burchell Edwards are delighted to present this three bedroom town house situated in a popular area of Marston green, Birmingham (B37).

This beautifully presented property offers plenty of space throughout and is located near many local shop and amenities, along with easy access to Marston green town centre, train station and the Airport.

Spread across three storeys the property is spacious through and has plenty of space for the modern day family.

Upon arrival you will also discover off-road parking by way of a private driveway and to the rear there is a low maintenance rear garden with fenced boundaries.

Given its' locality, the property falls within a great catchment area for local Schools and has easy transport links to the M42 Motorway, as well as an easy commute into both Birmingham and Solihull Town Centres and not to forget Birmingham Airport.

Viewings are highly 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 Hallway

Door to front elevation, tiled flooring, ceiling light.

W.C

Double glazed opaque window to front elevation, W.C, laminate flooring, vanity sink, ceiling light.

Dining Room

Tiled flooring, ceiling light, stairs to first landing, open plan with kitchen, patio doors to conservatory.

Kitchen

Double glazed window to rear elevation. Open plan kitchen with dining room, tiled flooring, ceiling light, a range of wall and base units with work surface over incorporating a sink with drainer unit, dishwasher and washing machine point, gas cooker point and tiling to splash prone areas.

Conservatory

Access from kitchen/diner and out to rear garden, windows to rear and side elevation, tiled flooring.

First Floor Landing

Carpet, stairs from the landing to the second floor, storage, ceiling light,

Lounge

Double glazed window to rear elevation, laminate flooring, central heating radiator, TV point, ceiling light.

Bedroom One

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

Second Floor Landing

Stairs from first floor landing, carpet, ceiling light, storage.

Bedroom Two

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

ceiling light.

Bedroom Three

Double glazed window to rear elevation, laminate flooring, ceiling light, central heating radiator.

Bathroom

Double glazed opaque window to rear elevation, fully tiled, ceiling light, ceiling lights, heated chrome towel rail, W/C, wash hand basin, bath with mixer taps, shower over bath.

Front Elevation

Driveway, access to garage.

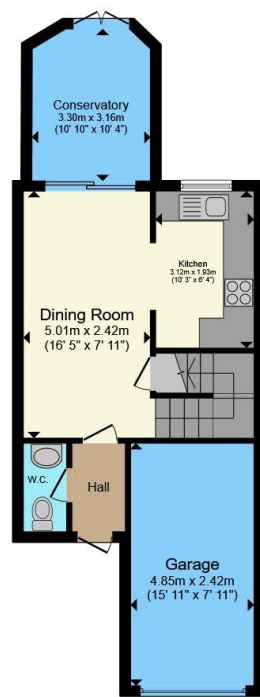
Rear Garden

Lawn, shrubs and plants, outdoor storage, patio area, decked pathway.

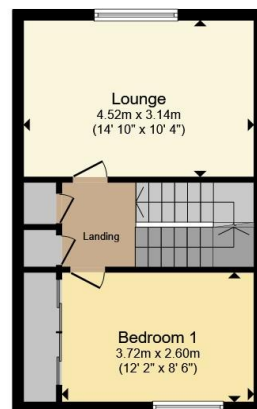




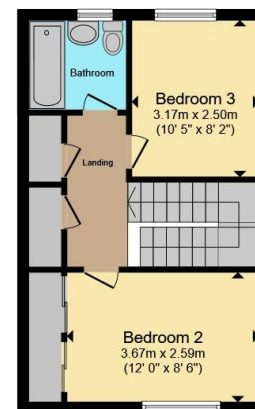




Ground Floor



First Floor



Second Floor

Total floor area 114.6 m² (1,234 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



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211422



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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