



Auckland Drive  
BIRMINGHAM

burchell  
edwards

# Auckland Drive BIRMINGHAM B36 0ND

for sale offers in excess of  
**£180,000**



## Property Description

Burchell Edwards are delighted to bring to market this three bedroom mid-terrace home situated in the Smiths Wood area of Birmingham (B36).

The property in brief comprises a large entrance porch, modern fitted open-plan kitchen diner, cosy lounge with log burner, private gardens to the front and rear plus a garage with electric car charging point. To the first floor there is a family bathroom and three well proportioned bedrooms, perfect for a growing family.

Internally, this property is neutrally decorated throughout and has been well maintained, ideal for first time buyers or growing families alike.

Further benefiting from double glazing and gas central heating throughout, it is also superbly located, sat amongst many local amenities/shops and great transport links.

Viewings are definitely 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

Two double glazed windows to side elevation, laminate flooring and two storage cupboards.

## Lounge

Double glazed bay window and patio doors to rear elevation, two vertical wall radiators, log burner, carpet.

## Kitchen/ Diner

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four

ring gas hob with extractor hood, microwave, oven and grill, space and plumbing for washing machine, under stairs storage cupboard, central heating radiator, spotlights, stairs to first floor accommodation, central heating radiator and under stairs storage cupboard.

## Landing

Carpet, airing cupboard and cupboard housing central heating radiator.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed window to front elevation, W.C, wash hand basin, corner bath with shower over, heated towel rail, vinyl flooring.

## Front Garden

Block paved area and two gravel areas.

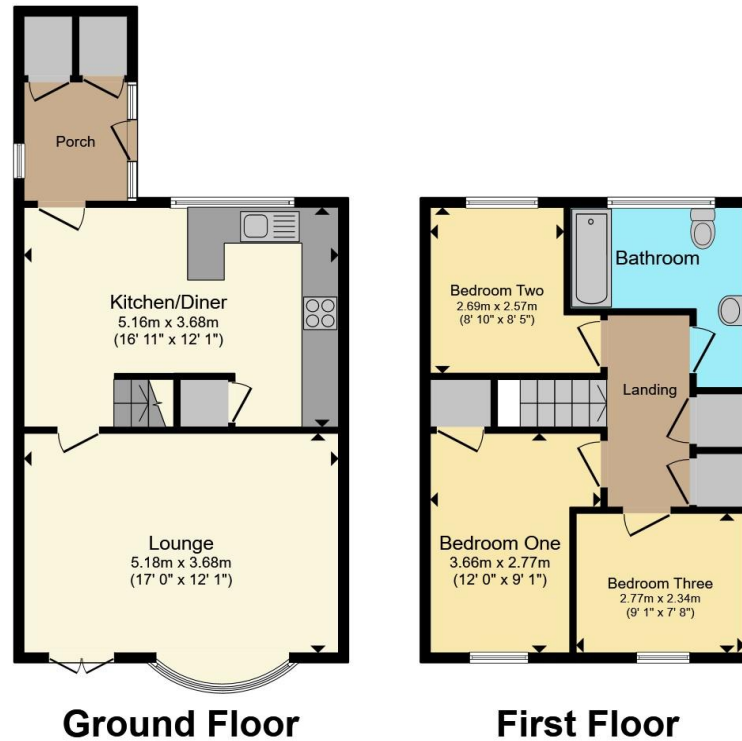
## Rear Garden

Artificial grass, steps to decked area, timber storage shed, access to garage with electric vehicle charging point.









Total floor area 83.3 m<sup>2</sup> (896 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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