Wolseley Close
Birmingham

burchell edwards

Wolseley Close
Birmingham B36 9LQ

for sale offers in excess of
£155,000

Property Description

Burchell Edwards are delighted to present this three-bedroom end-terrace property situated in the Smiths Wood area of Birmingham (B36). The property in brief compromises an entrance porch, lounge, kitchen diner, Guest WC, front and rear gardens, three bedrooms and a family bathroom.

Locality is key as the property is sat 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.

This would make an ideal investment opportunity, or first time buy and will be sold with no upward chain.

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

Carpet and stairs to first floor accommodation, ceiling light point, central heating radiator.

W.C

Double glazed opaque window to front elevation, W.C, wash hand basin and ceiling light point.

Lounge

Double-glazed sliding patio doors to rear elevation, feature fireplace, two wall lights. Two central heating radiators and two ceiling lights, carpet flooring.

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, extractor hood, incorporated oven and grill, plumbing for washing machine, central heating radiator and two ceiling lights, tiling to splash prone areas.

Landing

Carpet and loft access via hatch, ceiling light point.

Bedroom One

Double glazed window to front elevation, ceiling light point, central heating radiator, carpet flooring.

Bedroom Two

Double glazed window to rear elevation, central heating radiator, spotlights and laminate flooring.

Bedroom Three

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

Bathroom

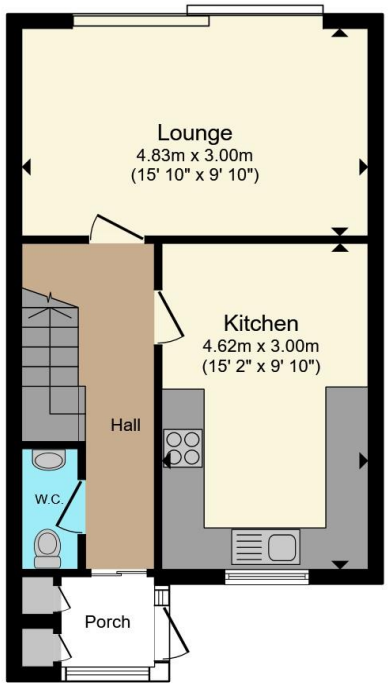
Double glazed opaque window to front elevation, W.C, wash hand basin, bath with shower over, vinyl flooring and store cupboard.

Front Garden

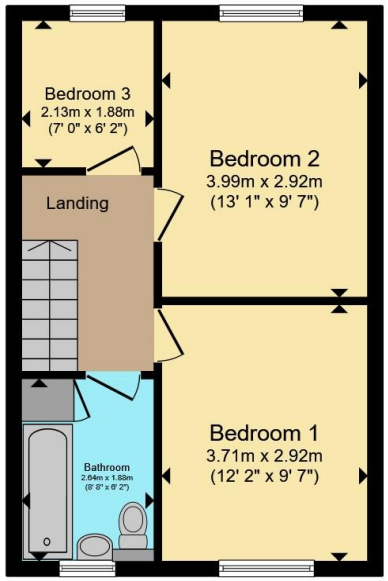
Lawn and gravel area, trees.

Rear Garden

Block paved patio area laid to lawn, fencing to all boundaries.



Ground Floor



First Floor

Total floor area 77.2 m² (831 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/CBW211149

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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