



Cooks Lane, BIRMINGHAM





## Property Description

Burchell Edwards are delighted to offer this traditional three bedroom semi-detached family home situated in the Kingshurst area of Birmingham (B37).

The accommodation compromises of an entrance porch, hallway, through lounge, kitchen, conservatory, three bedrooms and a family bathroom.

Outside, the property benefits from a mature rear garden as well as off-road parking by-way-of a driveway.

Located within close proximity of many local shops and amenities and superb transport links making an easy commute into Birmingham and Solihull Town Centres.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

## Entrance Porch

Two double glazed windows to side elevation, vinyl flooring and two meter cupboards.

## Entrance Hallway

Wood effect laminate flooring, stairs to first floor accommodation, central heating radiator and under stairs storage cupboard.

## Through Lounge

Double glazed bay window to front elevation, double glazed sliding patio doors to rear elevation, two central heating radiators, wood effect laminate flooring.

## Gally Kitchen

Double glazed window to rear elevation, double glazed door to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, integrated oven and grill, four ring gas hob with extractor hood, tiled flooring, spotlights and wall mounted boiler.

## Conservatory

Double glazed windows to surround, double glazed patio doors to rear elevation and wood effect laminate flooring.



## Landing

Double glazed window to side elevation, wood effect laminate flooring and loft access via hatch.

## Bedroom One

Double glazed bay window to front elevation, central heating radiator, carpet and built in wardrobes with mirrored sliding doors.

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, panelled bath with shower over, heated towel rail, spotlights, tiled flooring, storage cupboard and extractor.

## Front Garden

Shared access driveway providing off road parking.

## Rear Garden

Block paved patio area, mainly laid to lawn, trees and shrubs, flower beds, outside tap, gated side access to frontage and fencing to boundaries.









Total floor area 140.9 m<sup>2</sup> (1,517 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: C    Council Tax  
Band: C

Tenure: Freehold

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