



Wellcroft Road, Birmingham

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Property Description

Burchell Edwards are delighted to offer this well presented, two bedroom semi-detached home, situated in the Shard End area of Birmingham (B34).

The property offers plenty of living space throughout and is located amongst many amenities including local shops, eateries and public transport links that provide easy access into destinations such as Birmingham City Centre and Birmingham Airport.

The property in brief comprises an entrance porch, hallway, lounge/diner, fitted kitchen, enclosed side entry with guest WC, two double bedrooms and a family shower room.

Upon arrival you will discover off-road parking by-way-of a driveway and to the rear well maintained private garden.

Making an ideal purchase for first time buyers, couples/growing families, we recommend that a viewing is essential in order 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. 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 Porch

Double glazed surround and vinyl flooring.

Entrance Hallway

Central heating radiator, stairs to first floor accommodation, carpet, under stairs storage cupboard and cupboard housing meters.

Lounge/ Diner

Double glazed windows to front and rear elevation, two central heating radiators, carpet, brick built feature gas fire place.

Enclosed Side Entry

Double glazed doors to front and rear elevation, door to W.C. concrete flooring.

W.C

Single glazed window to side elevation, W.C, wash hand basin, tiled flooring.

Kitchen

Double glazed windows to rear elevation, door to side entry, a range of wall and base units with work surface over incorporating a sink with drainer unit, plumbing for washing machine, tiled flooring, vinyl flooring, pantry cupboard and central heating radiator.

Landing

Double glazed window to side elevation, loft access via hatch, carpet.

Bedroom One

Two double glazed windows to front elevation, two central heating radiators, carpet and storage cupboard.

Bedroom Two

Fitted wardrobes with mirrored sliding doors, carpet, central heating radiator, two storage cupboards, central heating boiler.

Shower Room

Double glazed windows to side and rear elevations, W.C, wash hand basin, central heating radiator and vinyl flooring.

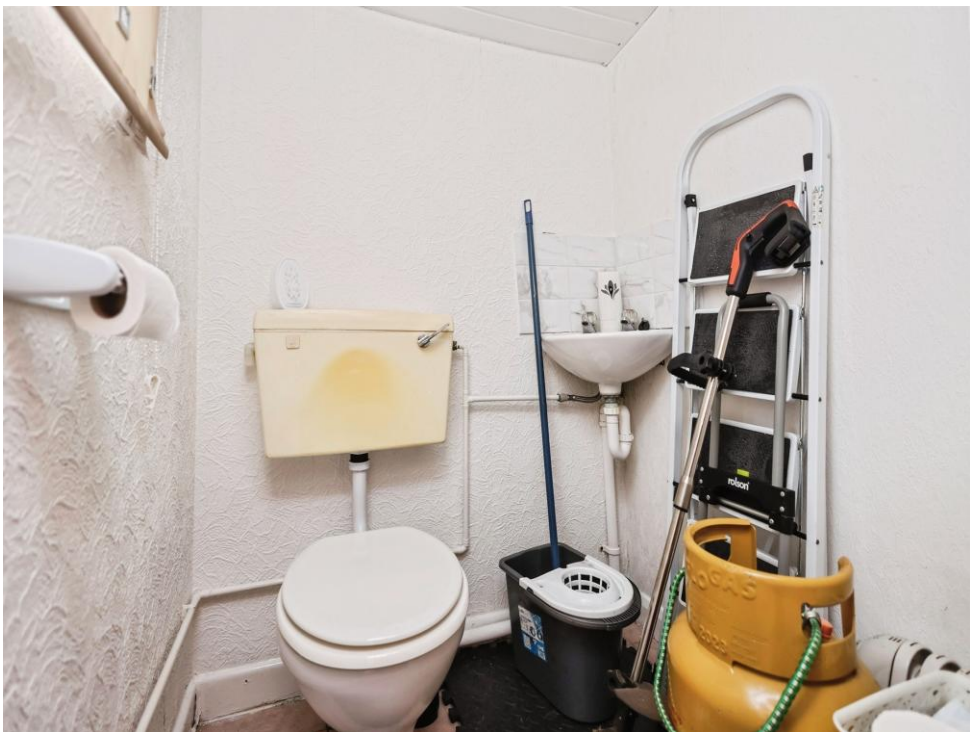
Front Garden

Driveway providing off road parking.

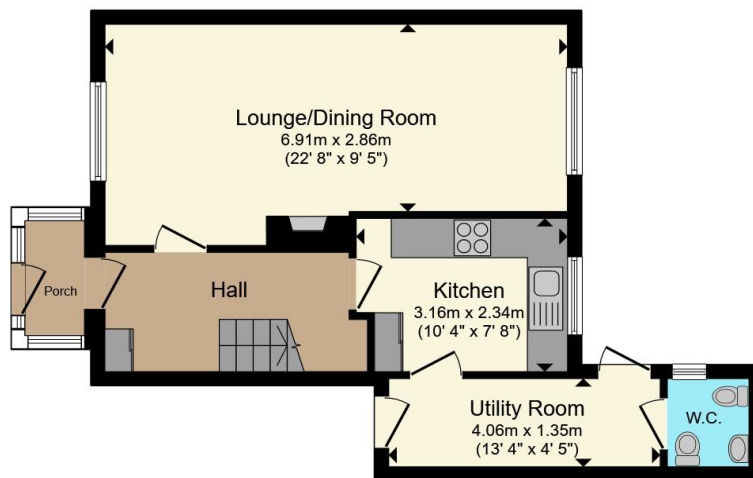
Rear Garden

Patio area, laid to lawn, timber storage shed, summer house, outside tap, fencing to boundaries.

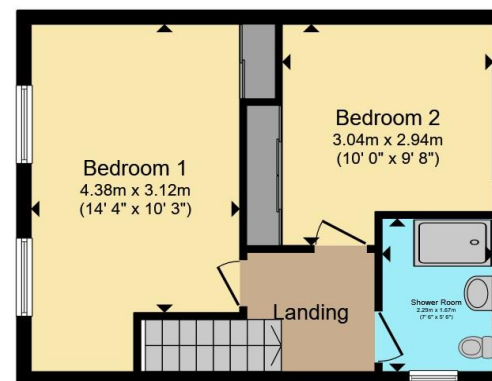








Ground Floor



First Floor

Total floor area 82.9 m² (892 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
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211623



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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Property Ref: CBW211623 - 0003