



Hatchford Walk, BIRMINGHAM





## Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Chelmsley Wood area of Birmingham (B37).

The property is accessed via a walkway and in brief compromises an entrance hall, lounge, kitchen diner, front and rear gardens (with the rear being a very generously sized plot), 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.

The rear garden is surprisingly larger than most in this area, offering a generous space for outdoor living that also feature both apple and pear fruiting trees. This home would make an ideal investment opportunity, first time buy or perfect for growing families.

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. A non-standard construction property is very common, with plenty of mortgage lenders giving access to mortgages for these properties.

## Entrance Hallway

Double glazed window to side elevation and vinyl flooring.

## Lounge

18' 7" x 10' 7" ( 5.66m x 3.23m )  
Double glazed window to front elevation, double glazed sliding doors to rear elevation, central heating radiator and laminate flooring.

## Kitchen/ Diner

18' 6" max x 11' 9" max ( 5.64m max x 3.58m max )  
Double glazed window to front elevation, double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, integrated oven and grill, dishwasher, central heating radiator, spotlights, central heating boiler, vinyl flooring, stairs to first floor accommodation, space and plumbing for washing machine.

## Landing

Double glazed window to rear elevation, loft access via hatch, airing cupboard and carpet.

## Bedroom One

12' 7" x 8' 9" ( 3.84m x 2.67m )

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

## Bedroom Two

12' 7" max x 10' 9" ( 3.84m max x 3.28m )

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

## Bedroom Three

8' 8" x 7' 8" ( 2.64m x 2.34m )

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

## Bathroom

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

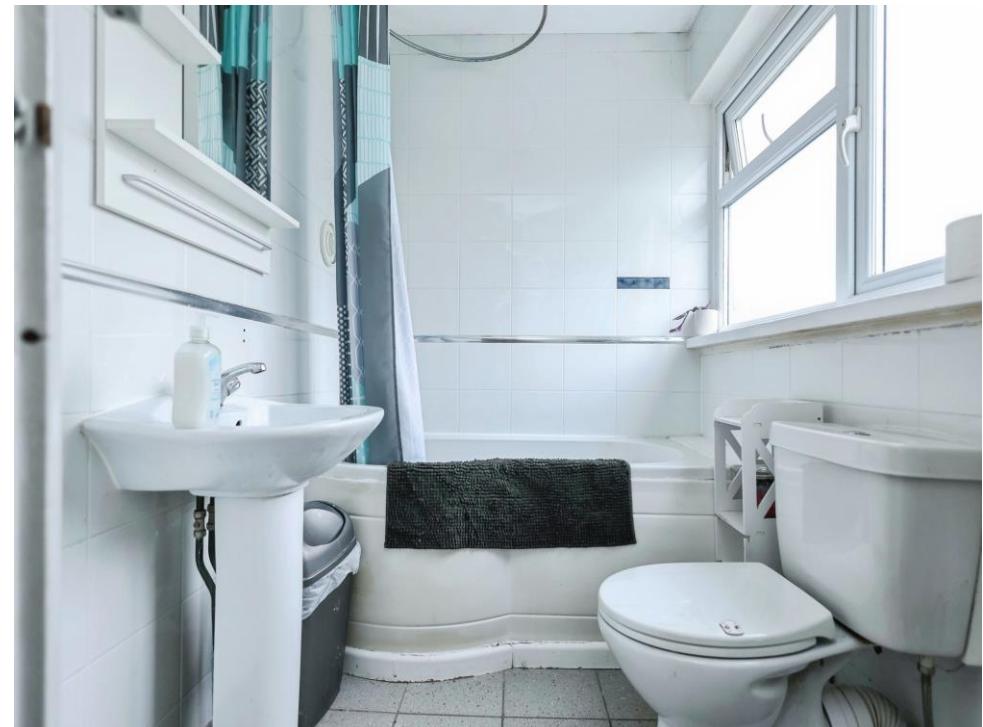
## Front Garden

Lawned area and pathway to front door.

## Rear Garden

Brick built storage shed, patio area, lawned area, slate area, outside tap, gated rear access, trees, shrubs and fencing to all boundaries.









**Ground Floor**



**First Floor**

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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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