



Wincanton Croft, Birmingham

burchell  
edwards



## Property Description

Burchell Edwards Castle Bromwich are delighted to offer this three bedroom mid- terraced property situated in the Bromford area of Birmingham (B36).

Offered with no upward chain, the property in brief comprises a small entrance porch, lounge, kitchen diner, three bedrooms and a bathroom. You will also discover a private garden to the rear, making this an ideal purchase for a first time buyer or a growing family.

The property location is key, as it is sat amongst plenty of local amenities/shops and within close proximity of many transport links including the M6/M42 Motorways. A popular area for school catchments too!

Viewings are essential to gain a sense of the space and accommodation available.

## Lounge

Double glazed window to front elevation, feature fire place with electric fire, central heating radiator, stairs to first floor accommodation and laminate flooring.

## Kitchen

Double glazed patio doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor hood, central heating radiator, storage cupboard, laminate flooring, spotlights, space and plumbing for washing machine.

## Landing

Loft access via hatch, airing cupboard and carpet.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

Double glazed window to front elevation, central heating radiator, laminate flooring and built in wardrobe.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, shower cubicle, heated towel rail, tiling to walls and floor, panelled bath.

## Front Garden

Block paved driveway providing off road parking.

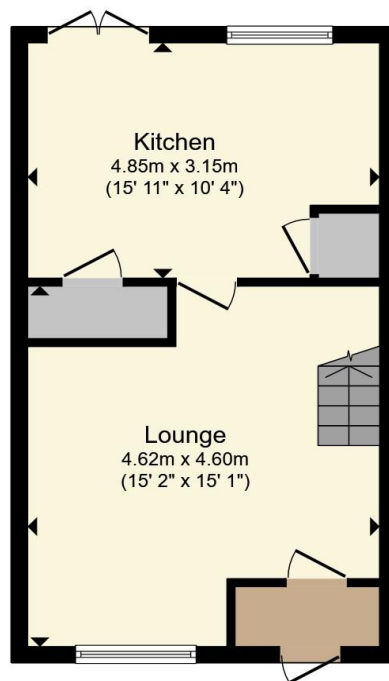
## Rear Garden

Paved patio, gated rear access and fencing to all boundaries.

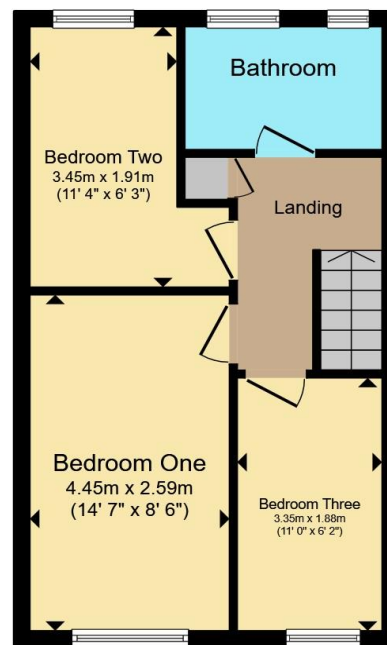








**Ground Floor**



**First Floor**

Total floor area 73.1 m<sup>2</sup> (787 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: Council Tax  
 Awaited Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/CBW211235](http://burchelledwards.co.uk/Property/CBW211235)**



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBW211235 - 0002