



Wincrest Way, BIRMINGHAM

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Property Description

Burchell Edwards Castle Bromwich are delighted to bring to market this beautiful five bedroom detached family home conveniently located in the B34 area of Birmingham,

Offering a spacious and versatile living space for the whole family, the property briefly comprises an entrance porch, hallway, guest WC, lounge, modern fitted breakfast kitchen, five bedrooms and a family bathroom.

To the rear, homeowners will discover a private garden that sits on a large corner plot- perfect for entertaining in the warmer seasons and houses a well appointed summer house.

This property is ideal for growing/larger families who are wanting more space and something that is ready to move straight in to!

With access to many amenities including shops, eateries and public transport links that provide easy access into Birmingham City Centre, Birmingham Airport and Solihull Town Centre- making it perfect for commuters. Not forgetting the many school catchments for both primary and secondary schools.

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

Entrance Porch

Double glazed windows to front and side elevation, vinyl flooring and storage cupboard.

Entrance Hallway

Stairs to first floor accommodation, laminate flooring and central heating radiator.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, space and plumbing for washing machine.

Lounge

Two double glazed windows to front elevation, central heating radiator and carpet.

Dining Room

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

Kitchen

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and grill, induction hob, extractor, breakfast island, laminate flooring, central heating radiator, dishwasher, central heating boiler housed.

Landing

Double glazed window to side elevation, carpet and two utility cupboards.

Bedroom One

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

Bathroom

Double glazed window to rear elevation, bath with shower over, W.C, wash hand basin, central heating radiator, tiled walls and vinyl flooring.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bedroom Five

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

Parking

One allocated space.

Front Garden

Stone gravel fore garden.

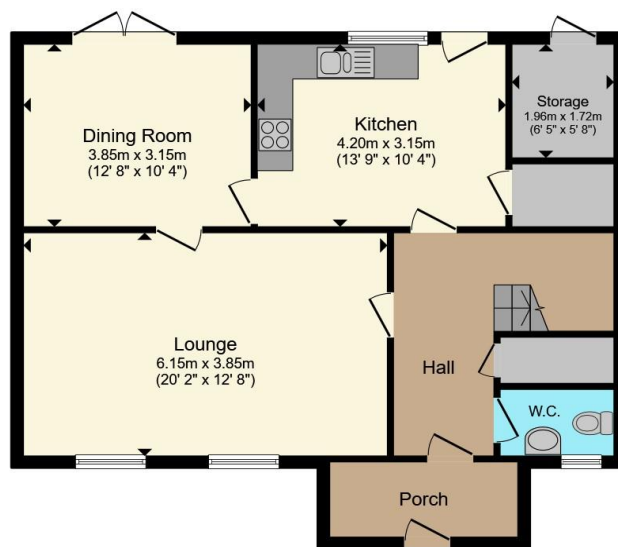
Rear Garden

Patio area, summer house, outside tap, gated side access to frontage, two lawned areas, fencing and wall to boundaries.

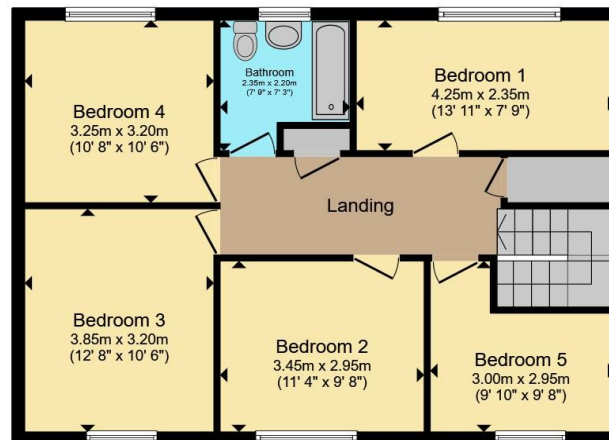








Ground Floor



First Floor

Total floor area 146.1 m² (1,572 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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211258



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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