



Kingfisher Drive, Birmingham

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Property Description

Burchell Edwards Castle Bromwich are delighted to offer this three bedroom mid- terraced property situated in the Smiths Wood area of Birmingham (B36). Ready to move in with a little cosmetic touch.

Offered with no upward chain, the property in brief comprises an entrance porch, guest WC, 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!

Smiths Wood is ideally located close to BHX International Airport, Train stations and the new HS2 Terminal.

Viewings are essential to gain a sense of 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.

Entrance Hallway

Laminate flooring, central heating radiator, stairs to first floor accommodation and under stairs storage cupboard.

Lounge

Double glazed window and patio doors to rear elevation, laminate flooring,

W.C

W.C, wash hand basin and laminate flooring.

Kitchen

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring, central heating radiator, storage cupboard, space and plumbing for washing machine.

Landing

Airing cupboard, carpet and loft access via hatch.

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 laminate flooring.

Bedroom Three

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

Shower Room

Double glazed window to front elevation, shower cubicle, wash hand basin, W.C, laminate flooring.

Front Garden

Driveway providing off road parking and access to garage. Access to porch and main entrance.

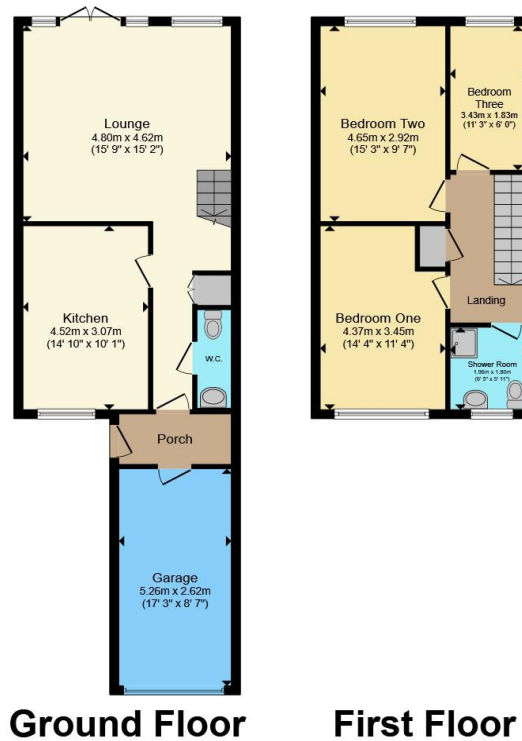
Rear Garden

Paved garden with shrubs, fencing to boundaries and storage shed.









Total floor area 105.6 m² (1,137 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: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211232



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: CBW211232 - 0004