



Stella Croft  
Birmingham

burchell  
edwards



### Property Description

This beautifully presented three-bedroom mid-terraced property offers modern living throughout and is ideal for families, first-time buyers, or investors alike.

The accommodation briefly comprises a welcoming entrance hallway, a spacious lounge, and a stunning contemporary kitchen diner fitted with a range of modern wall and base units, integrated appliances, and ample space for family dining and entertaining.

To the first floor are three well-proportioned bedrooms and a stylish family bathroom finished to a high standard.

The property benefits from modern décor throughout, double glazing, and gas central heating, providing a move-in-ready home with nothing to do but unpack.

Externally, there is a low-maintenance rear garden offering the perfect space for outdoor relaxation and entertaining, whilst the front provides an attractive approach to the property.

Conveniently situated within Chelmsley Wood, the property is well placed for local schools, shops, amenities, public transport links, and easy access to major road networks including the M6, M42, and Birmingham International Airport.

We believe this property is of non-standard construction, a non-standard construction property is very common, with plenty of mortgage lenders giving access to mortgages for these properties. We have financial experts within branch that can help advise on this or alternatively make enquiries regarding the suitability of the property and satisfy themselves with any regard to mortgage

### Entrance Hallway

Double-glazed window to side elevation and door to side elevation. Stairs to first floor accommodation, laminate flooring and storage cupboard.

### Lounge

Double-glazed window to front elevation, double glazed patio door leading to the garden. Laminate flooring, central heating radiator, two ceiling light points and a brick fireplace surround.

### Kitchen/Diner

Double glazed window to front and rear elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, gas hob, extractor hood, electric single oven. Featuring a part-tiled kitchen floor and a part-laminated dining area. TV point, central heating radiator and two ceiling light points.

### Landing

Loft access via hatch, ceiling light point, and storage.

### Bedroom One

Double-glazed window to front elevation. Central heating radiator, wooden flooring, and ceiling light point.

### Bedroom Two

Double-glazed window to front elevation. Ceiling light points and fitted wardrobes. Central heating radiator, wooden flooring.

### Bedroom Three

Double-glazed window to rear elevation. Central heating radiator, wooden flooring, and ceiling light point.

### W.C

Double-glazed opaque window to rear elevation, W.C.

## Bathroom

Double-glazed opaque window to rear elevation. W.C and wash hand basin with vanity unit, bath with shower over, ceiling light point. Tiling to splash prone areas and laminate flooring.

## Front Garden

Paved pathway, lawn.

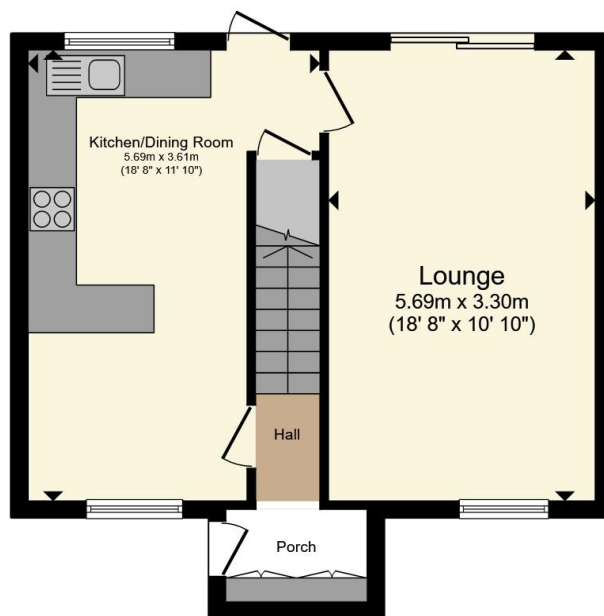
## Rear Garden

Paved patio area laid to lawn, gated rear access, brick-built outhouse.

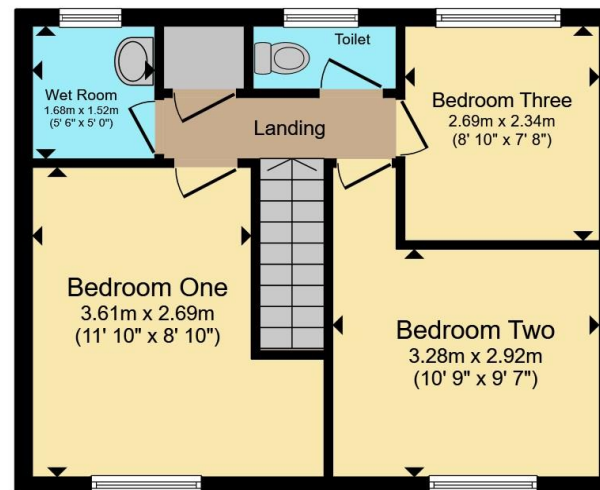








**Ground Floor**



**First Floor**

Total floor area 79.8 m<sup>2</sup> (859 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

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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

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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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