



Waterson Croft, Birmingham



## Property Description

Burchell Edwards Castle Bromwich are delighted to offer this three bedroom terrace situated in the Chelmsley Wood area of Birmingham (B37). Briefly comprising of an entrance hall, lounge, kitchen diner, three bedrooms and a family bathroom- this will be sure to make an ideal first time buy.

Upon arrival you will discover gardens to both the front and rear. Locality is key for this property as it offers easy access to local transport links as well as being sat amongst many local amenities/shops. A popular area for school catchments.

Additional benefits include double glazing and gas central heating throughout. 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.

## Reception Porch

Obscure double glazed door and window to front elevation, further windows to side elevation, ceiling light, quarry floor tiles and storage cupboard.

## Entrance Hallway

Hardwood door to front elevation, ceiling light point.

## Lounge

Two double glazed windows to front elevation, hardwood flooring, cast iron fire with surround, warm air heating and two ceiling light points.

## Kitchen/Diner

Double glazed window to rear elevation, patio doors giving access into the utility, a range of wall and base units with work surface over incorporating a sink with drainer, gas cooker point, space and connections for a dishwasher, tiled to splash prone areas, stairs to first floor, warm air heating and spotlights and ceiling light point.

## Utility Room

Door giving access to rear garden, double glazed window to rear elevation, ceiling light point, space and connections for a washing machine, worksurface and tiled floor.

## Landing

Two storage cupboards, loft access, ceiling light point and warm air heating.

## Bedroom One

Double glazed window to front elevation, ceiling light point, laminate flooring and storage cupboard.

## Bedroom Two

Double glazed window to rear elevation, ceiling light point, warm air heating, laminate flooring and storage cupboard.

## Bedroom Three

Double glazed window to front elevation, ceiling light point, laminate flooring and storage cupboard.

## Bathroom

Obscure double glazed window to rear elevation, fully tiled, WC, wash hand basin with vanity storage, bath with mixer tap and shower attachment, shower over bath and ceiling light point.

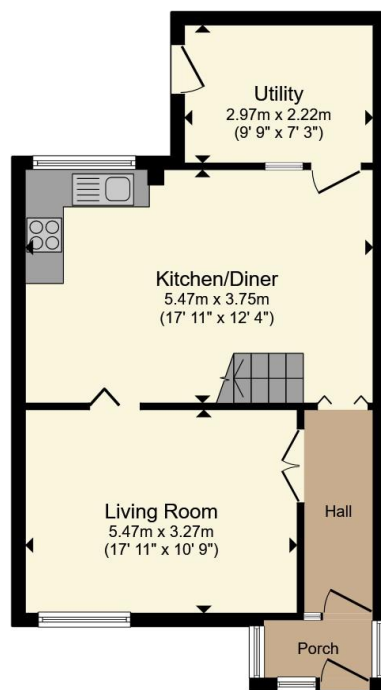
## Garden

Mainly paved rear garden, gated rear access, flower beds and outside tap.

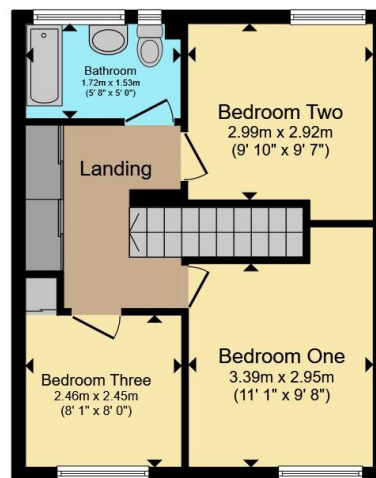








**Ground Floor**



**First Floor**

Total floor area 86.6 m<sup>2</sup> (932 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: C Council Tax  
 Band: A

Tenure: Freehold

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