



Wyegate Close
Birmingham

burchell
edwards

Wyegate Close Birmingham B36 0TQ

for sale
£210,000



Property Description

Burchell Edwards are delighted to bring to market this two-bedroom, end of terrace bungalow, situated in a lovely quiet cul-de-sac in the Smiths Wood area (B36).

This property will be sold with NO UPWARD CHAIN and is available to buyers who are aged 55 and over making it an ideal purchase for those looking to downsize or move to an 'all one one level' accommodation.

In brief, this bungalow comprises an entrance hallway, lounge, kitchen, shower room and two bedrooms. Upon arrival you will discover gardens to both the front and rear, where you will be able to enjoy a quiet tranquil retreat, especially in the warmer months.

Surrounded by many local amenities, shops and eateries, there are also frequent transport links that aid an easy commute into the city centre and other popular destinations.

We recommend viewing early to avoid disappointment and to appreciate the space and accommodation available.

Entrance Hall

Two Ceiling lights points, laminate flooring and storage cupboards, central heating radiator.

Lounge

Double glazed window to rear elevation and door to rear elevation leading to the garden, feature fireplace. Central heating radiator and two ceiling lights, carpet 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, four ring gas hob, integrated electric oven and grill, plumbing for washing machine. Central heating radiator and ceiling light point, tiling to

splash prone areas and vinyl flooring.

Bathroom

Double glazed opaque window to side elevation, W.C and, wash hand basin, shower cubicle. Ceiling light points and central heating radiator.

Bedroom One

Double glazed window to rear elevation. Ceiling light points and central heating radiator, carpet flooring.

Bedroom Two

Double glazed window to front elevation and ceiling light. Central heating radiator, carpet flooring.

Rear Garden

Patio area, laid to lawn, gated side access and fencing to all boundaries. Trees and shrubs.

Parking

One allocated space.









Total floor area 53.5 m² (576 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
 BIRMINGHAM B34 7HR

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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