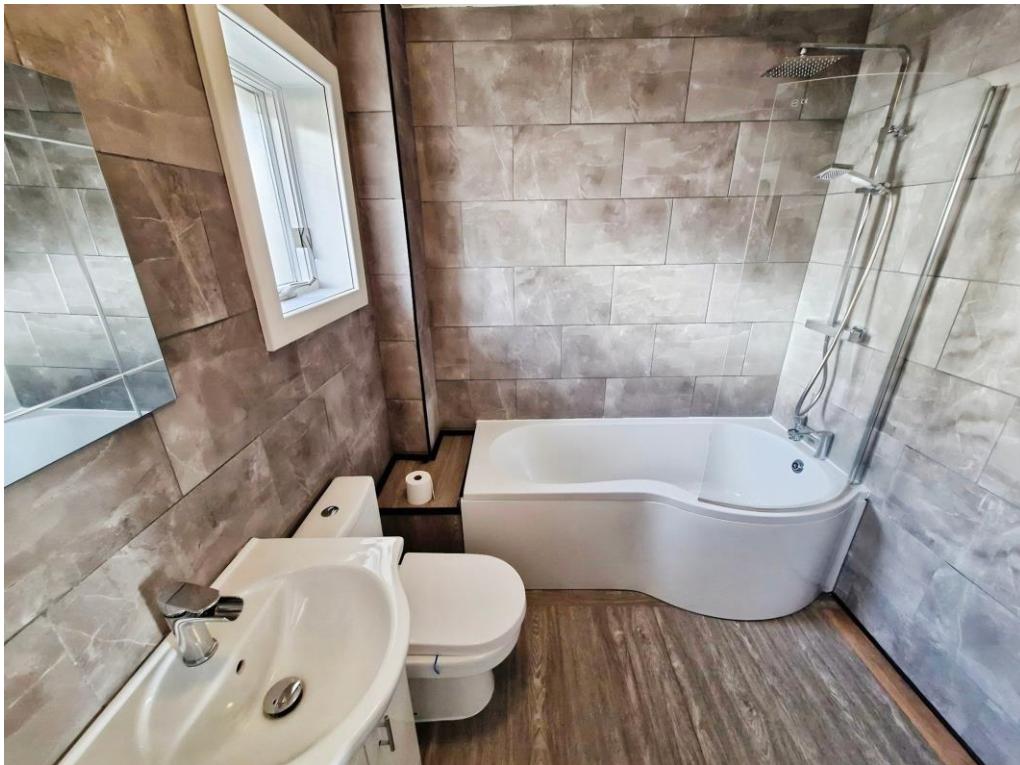




Townshend Grove, Birmingham

burchell  
edwards



## Property Description

Burchell Edwards Castle Bromwich are delighted to offer this well presented three bedroom semi-detached, conveniently located in the Fordbridge area B37

The property in brief compromises an entrance hallway, a through lounge diner, modern kitchen, upstairs family bathroom, three bedrooms, To the rear you have a large family garden.

Location is key as it allows easy access to many amenities including shops, eateries and public transport links into Birmingham City Centre, Birmingham Airport and many more popular destinations.

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

## Entrance Porch

Door to front elevation.

## Entrance Hallway

Door to front elevation, carpet and stairs to first floor accommodation.

## Lounge

Double glazed windows to front and rear elevations, central heating radiator and carpet.

## Kitchen

Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, cooker hood, central heating radiator, tiled flooring and tiling to splash prone areas.

## Utility Room

Space and plumbing for washing machine.



## **Bedroom One**

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

## **Bedroom Two**

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

## **Bedroom Three**

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

## **Bathroom**

Double glazed frosted window to rear  
elevation, W.C, wash hand basin, p shaped  
bath with shower over, fully tiled walls.

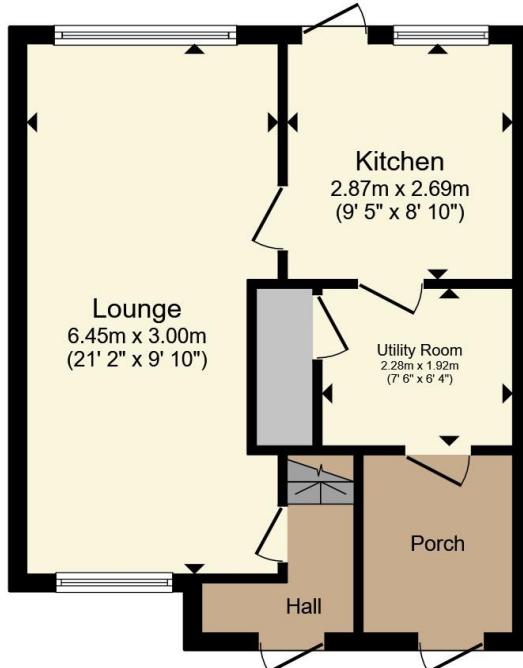
## **Rear Garden**

Paved patio, laid to lawn and storage shed.

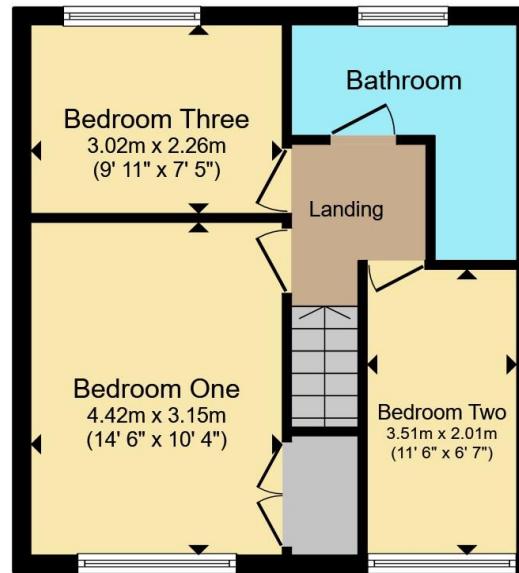








**Ground Floor**



**First Floor**

Total floor area 77.4 m<sup>2</sup> (833 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

**T 0121 749 7888**

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BIRMINGHAM B34 7HR

EPC Rating: D    Council Tax  
Band: B

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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