



Arbor Way
Birmingham

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Property Description

Burchell Edwards Castle Bromwich are delighted to offer this wonderful three bedroom mid-terrace family home, conveniently located in the Chelsley Wood area of Birmingham (B37).

The property was originally built with a loving family in mind, briefly comprising an entrance porch, lounge diner, fitted kitchen, conservatory, three well-proportioned bedrooms and a family shower room with a separate WC .

To the rear, homeowners will also discover a private garden to the rear with gated access and mostly laid to lawn.

Offering ample off-road parking by way of a private driveway and integral garage, with additional benefits of double glazing and gas central heating throughout.

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 anticipate high viewing interest and recommend viewings to be essential in order to appreciate the space and accommodation available.

Entrance Porch

Double glazed window to side elevation, storage cupboard and laminate flooring.

Lounge

Double glazed bay window to front elevation, sliding patio doors to rear elevation, three central heating radiators, laminate flooring and stairs to first floor accommodation.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a resin with drainer unit,

four ring gas hob with extractor, integrated oven and grill, dishwasher, fridge freezer, space and plumbing for washing machine, tiled flooring, tiling to splash prone areas and spotlights.

Conservatory

Double glazed window to side elevation, double glazed surround and LVT flooring.

Landing

Carpet and airing cupboard housing central heating boiler.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, central heating radiator, carpet, built in wardrobe and loft access via hatch.

Bedroom Three

Double glazed window to front elevation, central heating radiator, carpet, built in wardrobes.

Separate W.C

Double glazed window to rear elevation, W.C, tiling to walls and floor.

Family Shower Room

Double glazed window to rear elevation, large shower cubicle, wash hand basin, spotlights and tiling to walls.

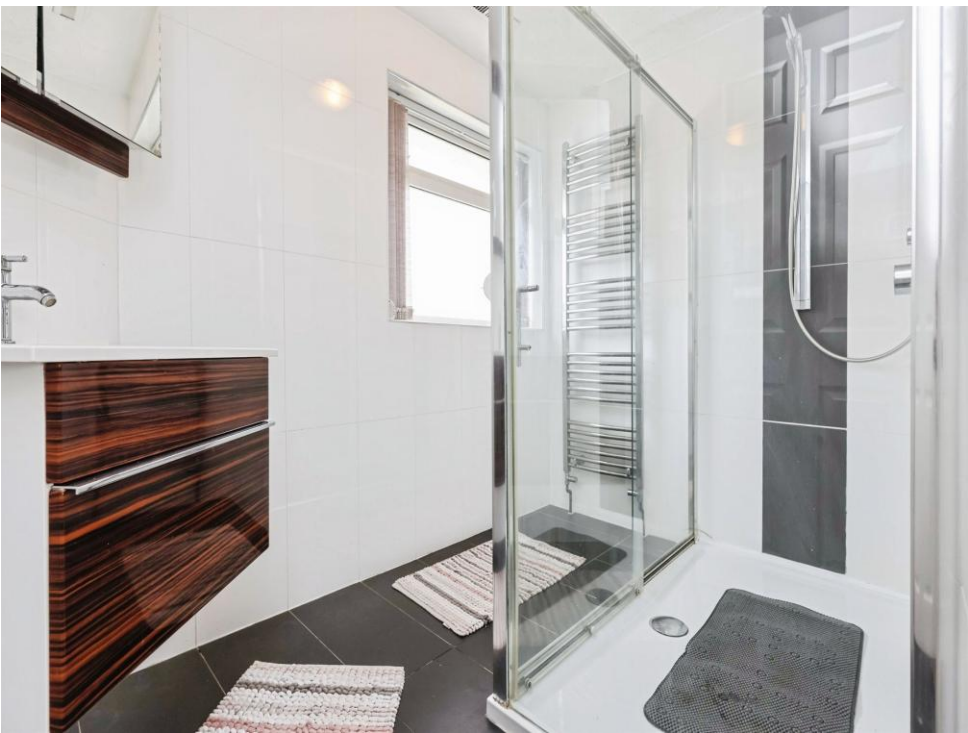
Front Garden

Block paved driveway providing off road parking and access to garage.

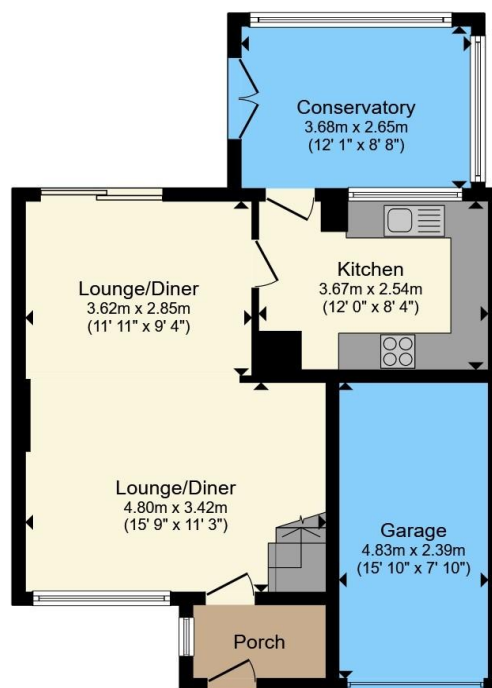
Rear Garden

Decking area, laid to lawn, trees and shrubs, outside tap, gated rear access and fencing to boundaries.









Ground Floor



First Floor

Total floor area 110.4 m² (1,188 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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211247



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