

Burdons Close
Birmingham

burchell edwards

Burdons Close
Birmingham B34 6ET

for sale
£350,000







Property Description

Burchell Edwards are delighted to bring to market this spacious and well-presented four-bedroom detached family home situated in a highly sought-after location.

Offering two reception rooms, a guest WC and an ensuite to the master bedroom, this property provides versatile living accommodation throughout. Externally, the home benefits from off-road parking and a private rear garden, making it an ideal choice for growing families seeking comfort, convenience, and excellent local amenities.

Additional benefits include double glazing and gas central heating throughout. We recommend viewing early to avoid disappointment.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Central heating radiator, ceiling light point.

Lounge

Double glazed bay window to front elevation, carpet flooring, central heating radiator, Tv point.

Reception Room

Double glazed window to front elevation and double-glazed window to side elevation. Carpet flooring, central heating radiator.

Kitchen/Diner

Double-glazed windows to rear and side elevations and two double-glazed uPVC doors to rear elevation leading to the garden. A range of wall and base units with work surface over incorporating a sink with drainer unit. Integrated oven and grill, extractor hood. Spotlights, tiling to splash prone areas and central heating radiator.

W.C

Double-glazed opaque window to front elevation. W.C, wash hand basin, ceiling light point.

Landing

Ceiling light points and carpet flooring.

Bedroom One

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

En Suite

Shower cubicle, W.C, wash hand basin, ceiling light point, extractor fan.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Double-glazed opaque window to rear elevation. W.C, vanity sink, bath with shower over, heated chrome towel rail, extractor fan and ceiling light point.

Rear Garden

Paved patio area and lawn area, shrubs and trees. Fenced boundaries.

Parking

Driveway with dropped kerb.



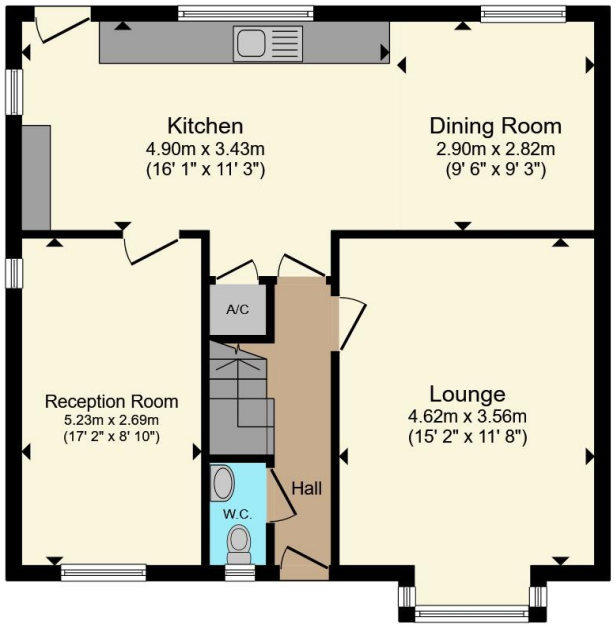




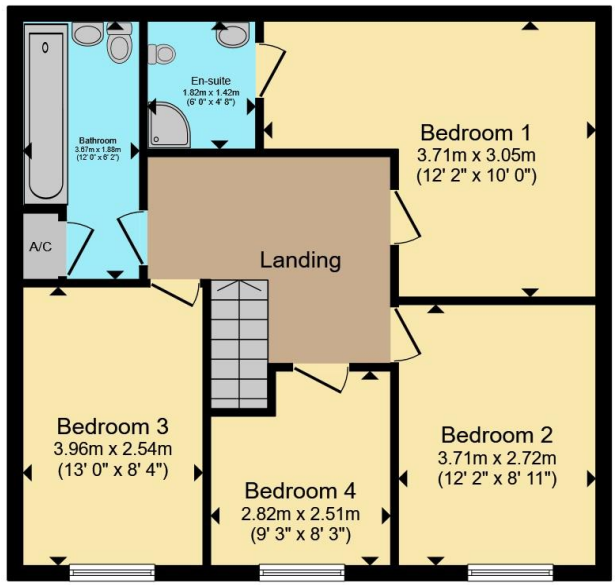








Ground Floor



First Floor

Total floor area 124.3 m² (1,337 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

burchell edwards

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211600

The Property Ombudsman

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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.