

Hernefield Road
Birmingham

burchell edwards

Hernefield Road
Birmingham B34 6PT

for sale
£200,000







Property Description

Burchell Edwards are delighted to offer this well presented, two-bedroom semi-detached home, situated in the Shard End area of Birmingham (B34).

The property offers plenty of living space throughout and is located amongst many amenities including local shops, eateries and public transport links that provide easy access into destinations such as Birmingham City Centre and Birmingham Airport.

The property in brief compromises an entrance hall, through lounge, fitted kitchen, secured entry with bathroom facilities, two double bedrooms and a modern family shower room.

Upon arrival you will discover off-road parking by-way-of a driveway and to the rear a generously sized private garden.

Making an ideal purchase for first time buyers, couples/growing families, we recommend that a viewing is essential in order to appreciate 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.

Entrance Hallway

Central heating radiator. Carpet and stairs to first floor accommodation, two ceiling light points and a meter cupboard.

Lounge

Double glazed window to front elevation and double-glazed sliding patio doors to rear elevation. Carpet floor two ceiling lights point and electric fireplace. Central heating radiator and TV point.

Kitchen

Double glazed window to rear elevation, ceiling light point. Doors to side elevation leading to side entrance, a range of wall and base units with work surface stainless steel sink with drainer unit, plumbing for washing machine, integrated oven and grill.

Side Entry

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

Landing

Carpet and loft access via hatch, ceiling light point.

Bedroom One

Double glazed window to front elevation, ceiling light, two central heating radiators, carpet and fitted wardrobe.

Bedroom Two

Double glazed window to rear elevation, ceiling lights, central heating radiator, carpet and fitted wardrobes, boiler cupboard.

Shower Room

Double glazed opaque window to rear elevation, spotlights, W.C, wash hand basin, shower cubicle and vinyl flooring.

Rear Garden

All blocks are paved and fenced to the boundaries and outside water tap

Parking

Block paved driveway with dropped kerb.







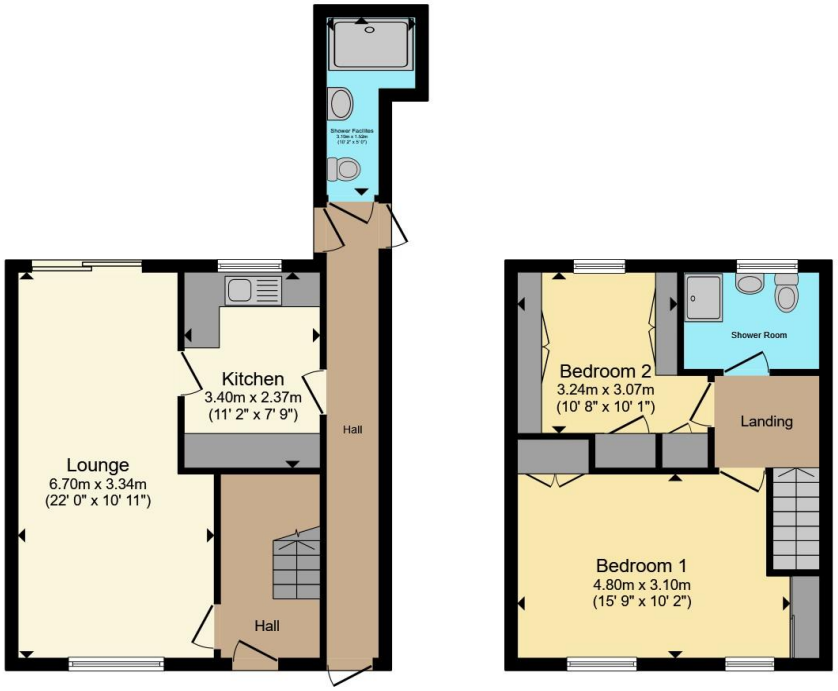












Total floor area 80.3 m² (865 sq.ft.) approx

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

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

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: D

Council Tax Band: B

Tenure: Freehold

check out more properties at burchelledwards.co.uk

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.