

Brook Farm Walk
BIRMINGHAM

burchell edwards

Brook Farm Walk
BIRMINGHAM B37 6RX

for sale
£180,000







Property Description

Burchell Edwards are delighted to offer this three-bedroom mid-terrace property situated in Chelmsley Wood, Birmingham (B37).

This is a fantastic opportunity for first-time buyers or investors alike as the property will be sold wit no upward chain.
Briefly compromising a spacious entrance hall with stairs to first floor, home office, newly fitted kitchen, lounge, three bedrooms and a family bathroom.

To the rear there is a private garden with gated rear access and to the front a block-paved fore garden. This home is ready to move straight in to and has the additional benefits of double glazing and gas central heating throughout.

Sat amongst many local Shops, eateries and transport links with easy access to the M6/ M42 Motorway and Birmingham airport. Additional benefits also include gas central heating and double glazing throughout.

We recommend calling at your earliest convenience to view as we anticipate high viewing interest.

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.

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

Double glazed opaque window to front elevation, vinyl flooring, ceiling light points, and central heating radiator.

Lounge

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

Home Office

Double glazed opaque window to rear elevation, double glazed upvc opaque door to rear elevation. Ceiling light points, central heating radiator and vinyl 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, electric oven and grill, four ring gas hob. Ceiling light points, under stairs store cupboard, central heating radiator, space and plumbing for washing machine and tiled flooring.

Landing

Loft access via hatch, carpet flooring, storage cupboard, ceiling light point, and boiler cupboard.

Bedroom One

Double glazed window to front elevation, carpet flooring, ceiling light points, central heating radiator.

Bedroom Two

Double glazed window to front elevation, carpet flooring, storage cupboard, ceiling light points and central heating radiator.

Bedroom Three

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

Bathroom

Double-glazed opaque window to front elevation. W.C and wash hand basin, bath with shower over, tiled walls. Ceiling light points and central heating radiator.

Front Garden

Block paved fore garden and outside tap.

Rear Garden

Patio area, laid to lawn, gated rear access. Fenced boundaries.







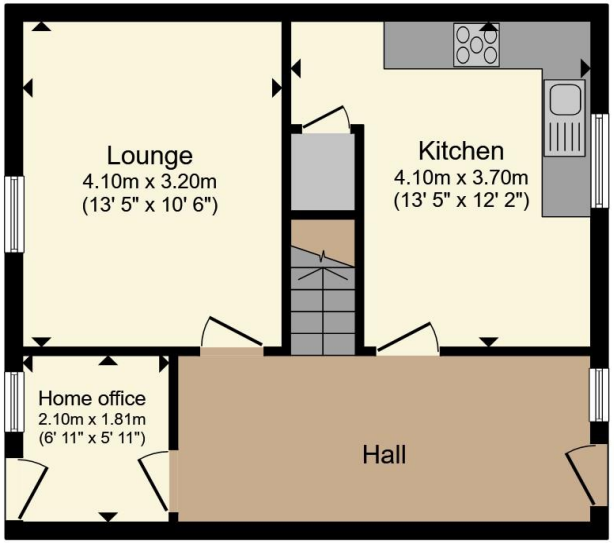




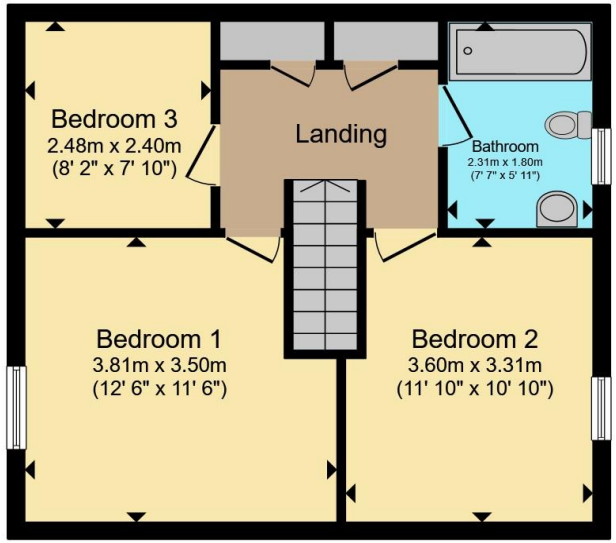








Ground Floor



First Floor

Total floor area 88.2 m² (949 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

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To view this property please contact Burchell Edwards on

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EPC Rating: C

Council Tax Band: A

Tenure: Freehold

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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.

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