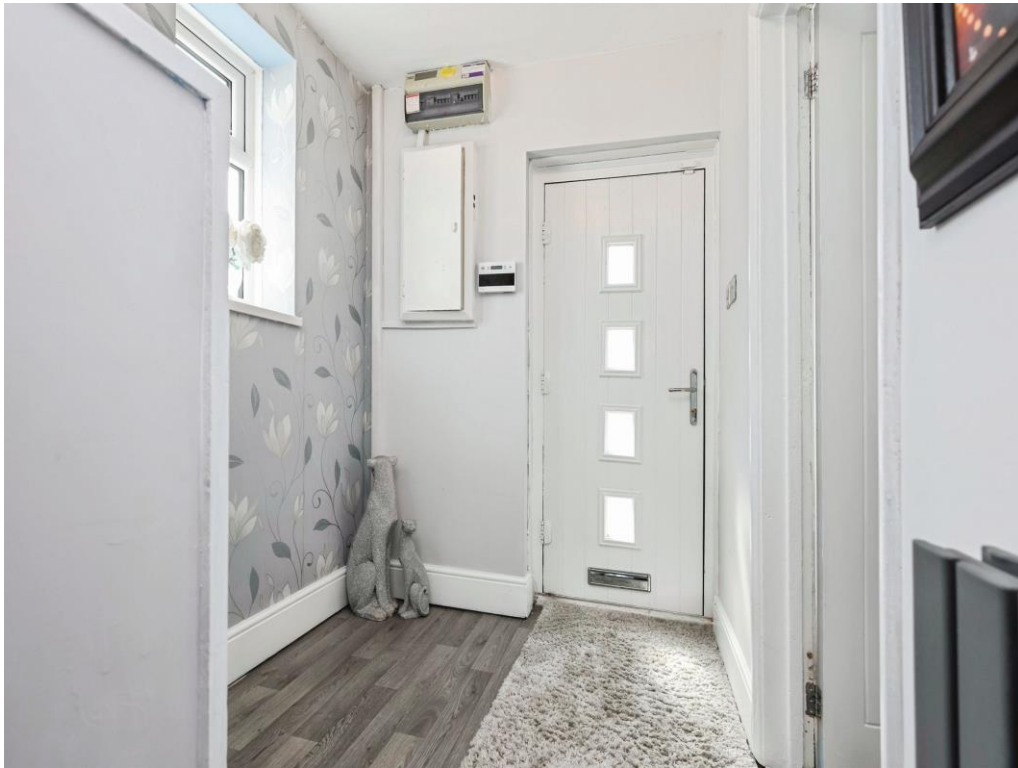




Laburnum Avenue, Birmingham

**burchell**  
edwards



### Property Description

Burchell Edwards are delighted to present this three bedroom semi-detached property, situated in a popular estate in the Kingshurst area of Birmingham (B37).

This beautifully presented property offers plenty of space throughout and is located near many local shop and amenities, neighbouring other areas such as Chelmsley Wood, Castle Bromwich and Shard End.

Given its' locality, the property falls within a great catchment area for local Schools and has easy transport links to the M42 Motorway, as well as an easy commute into both Birmingham and Solihull Town Centres.

The property briefly consists of an entrance porch, hallway, lounge, modern fitted kitchen diner, guest WC, utility area and home office, annex, a generously sized rear garden and a family bathroom.

Upon arrival you will also discover off-road parking by way of a private driveway and additional benefits of double glazing and gas central heating throughout.

Viewings are definitely recommended to appreciate the space and accommodation available.

### Entrance Porch

Double glazed windows and door to front elevation and vinyl flooring.

### Entrance Hallway

Double glazed window to side elevation, central heating radiator, vinyl flooring and stairs to first floor accommodation.

### Guest W.C

Double glazed window to rear elevation, W.C and vinyl flooring.

### Study

11' 2" x 5' 8" ( 3.40m x 1.73m )  
Double glazed window to front elevation and laminate flooring.

### Lounge

11' 2" max into bay x 13' 9" ( 3.40m max into bay x 4.19m )  
Double glazed bay window to front elevation, door to rear elevation, central heating radiator and carpet.

### Kitchen/ Diner

10' 2" max into recess x 13' 9" max into recess ( 3.10m max into recess x 4.19m max into recess )  
L shaped room. Double glazed patio doors and window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, tiling to splash prone areas, vinyl flooring, central heating radiator, central heating boiler, under stairs storage and tiled flooring.



## Utility Room

15' 4" x 4' 3" ( 4.67m x 1.30m )

Doors to front and rear elevations, and vinyl flooring.

## Landing

Double glazed window to side elevation, loft access, storage cupboard and carpet.

## Bedroom One

8' 3" x 13' 3" ( 2.51m x 4.04m )

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

## Bedroom Two

11' 2" x 13' 4" max into door recess ( 3.40m x 4.06m max into door recess )

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

## Bedroom Three

8' 2" max into recess x 8' 8" ( 2.49m max into recess x 2.64m )

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail, extractor, tiling to walls and tiled flooring.

## Front Garden

Block paved driveway providing off road parking.

## Rear Garden

Large patio, lawned area and fencing to all boundaries.

## Annex

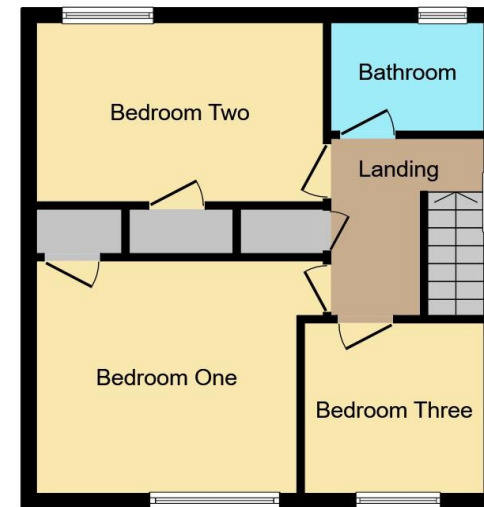








**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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Property Ref: CBW210953 - 0002