



The Timber Way, Birmingham





Property Description

Burchell Edwards are delighted to offer this modern-style, three bedroom mid terrace property situated in the Shard End area of Birmingham (B34) making a great family home with plenty of space throughout.

The property in brief has off-road parking by way of a two allocated spaces, a lounge, guest W.C, kitchen diner to the rear and a conservatory. Upstairs there is a family bathroom and three bedrooms, two of which are doubles and an En-suite to the master.

To the rear you will discover a well maintained garden with side access. The property locality is key as it sits among many local amenities, shops and restaurants and falls amongst great school catchments.

Offering easy access to local transport links including the M6 & M42 Motorways this home would make an ideal first time buy. A viewing is essential in order to appreciate the space and accommodation available.

Entrance Hallway

Central heating radiator and carpet flooring.

Guest W.C

Double glazed window to front elevation, lino flooring, W.C, wash hand basin and central heating radiator.

Lounge

17' 7" x 11' 10" (5.36m x 3.61m)
Double glazed window to front elevation, two central heating radiators and laminate flooring.

Kitchen/ Diner

15' x 9' 1" (4.57m x 2.77m)
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor fan, storage cupboard, tiled flooring, tiling to splash prone areas, space and plumbing for washing machine.

Conservatory

8' 11" x 7' 4" (2.72m x 2.24m)
Double glazed surround and tiled flooring.

Bedroom One

10' 2" x 8' 6" (3.10m x 2.59m)

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

Bedroom Two

11' 11" x 8' 5" (3.63m x 2.57m)

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

En-Suite

Shower cubicle with rainfall shower, W.C, wash hand basin, spotlights, heated towel rail and lino flooring.

Bedroom Three

8' 8" x 6' 3" (2.64m x 1.91m)

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

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with rainfall shower over, heated towel rail, spotlights, extractor and lino flooring.

Parking

Two allocated spaces to side of property.

Rear Garden

Laid to lawn, patio area, trees and shrubs, side access to frontage.









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

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 150.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210883

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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