



Dunton Road, Kingshurst, Birmingham





Property Description

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

The property will be sold with no upward chain and in brief consists of an entrance porch, hallway, lounge, kitchen, three bedrooms and a family bathroom.

Upon arrival you will discover ample off-road parking by-way-of a block-paved driveway and there is also a private garden to the rear with gated access.

Offering plenty of space throughout and is located near many local shop and amenities, and neighbours other areas such as Castle Bromwich and falls within a great catchment area for local schools.

Transport links are plenty to aid an easy commute into both Birmingham and Solihull Town Centres. Viewings are essential to appreciate of the space and accommodation available.

Entrance Porch

Double glazed surround and carpet.

Entrance Hallway

Laminate flooring, stairs to first floor accommodation and laminate flooring.

Lounge

Double glazed windows to front and rear elevations, central heating radiator and laminate flooring.

Kitchen

Double glazed window to rear elevation, double glaze doors to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, laminate flooring, central heating radiator, space and plumbing for washing machine, under stairs storage cupboard and central heating boiler housed.



Landing

Carpet, airing cupboard and loft access via hatch.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

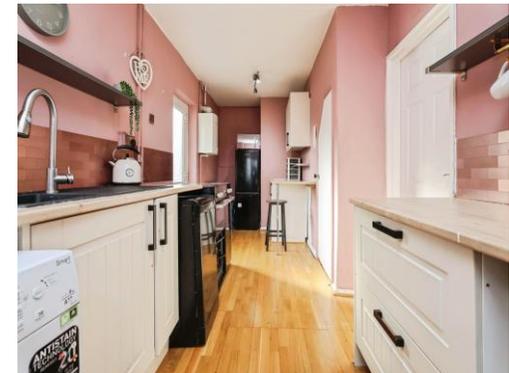
Double glazed window to rear elevation, WC., vanity wash hand basin, bath with electric shower over, tiled flooring, heated towel rail.

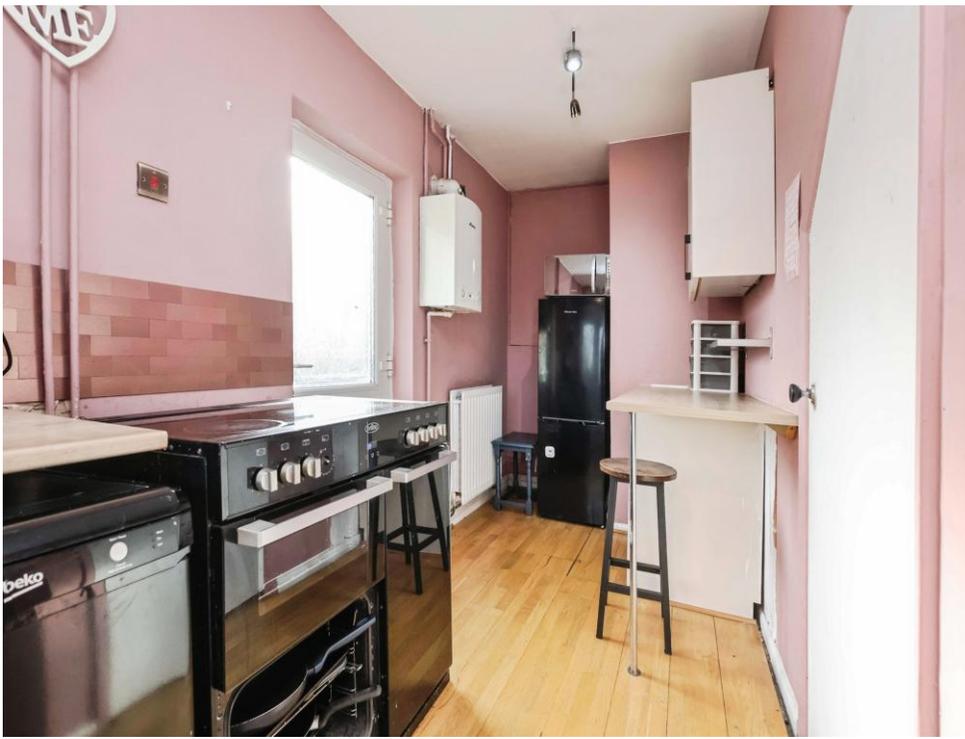
Rear Garden

Patio area, laid to lawn, outside tap, gated side access. timber storage shed and fencing to all boundaries.

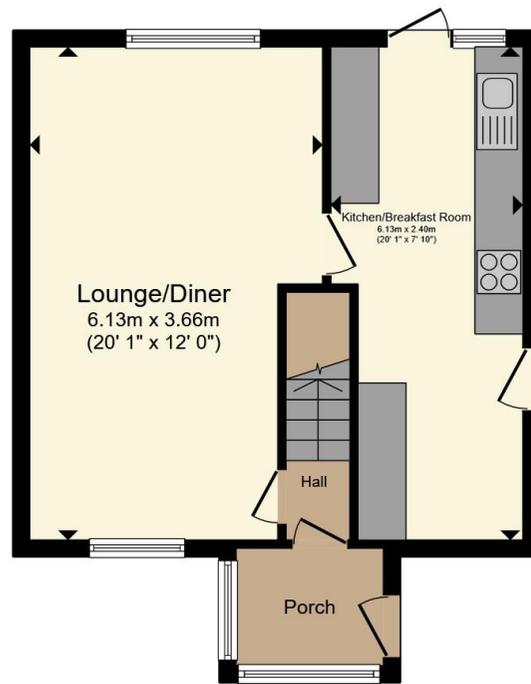
Front Garden

Block paved driveway providing off road parking.

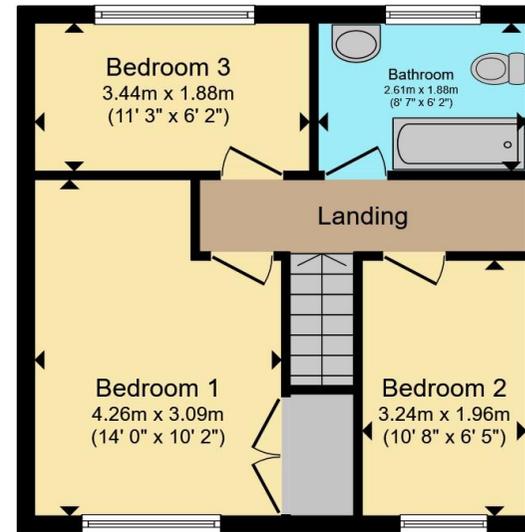








Ground Floor



First Floor

Total floor area 79.7 m² (858 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: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210096



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210096 - 0002