



Stokesay Close, Chelmsley Wood, Birmingham

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Property Description

Burchell Edwards are delighted to present this modern style, three bedroom mid-terrace property, situated in quiet cul-de-sac in the Chelmsley Wood area of Birmingham (B37).

The property in brief consists of an entrance hallway, guest W/C, lounge, kitchen diner with integrated appliances where specified, three bedrooms and a family bathroom.

Upon arrival you will discover ample off-road parking by-way-of a two allocated spaces and garage. Well maintained gardens can also be found to both the front and 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 Marston Green.

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.

Viewings are essential to appreciate of the space and accommodation available.

Entrance Hallway

Laminate flooring and central heating radiator.

Lounge

Double glazed window to front elevation, two central heating radiators, laminate flooring and stairs to first floor accommodation.

Kitchen

Double glazed window 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, under stairs storage, central heating radiator, central heating boiler housed, space and plumbing for washing machine and dishwasher, tiled flooring and integrated fridge freezer.

Guest W.C

W.C, wash hand basin, vinyl flooring, extractor and central heating radiator.

Landing

Loft access via hatch and carpet.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Bath with shower over, W.C, wash hand basin, central heating radiator, tiled flooring and extractor.

Front Garden

Lawned area with shared pathway. Two allocated parking spaces and access to garage.

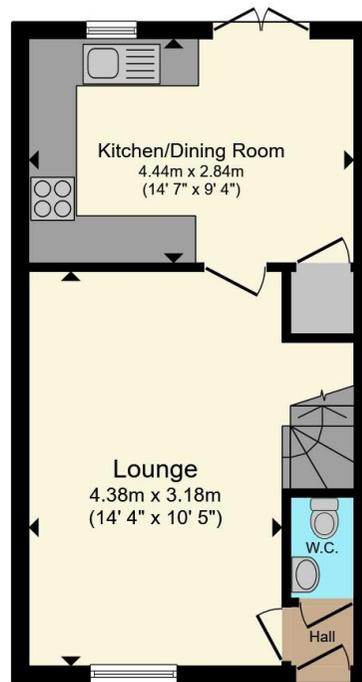
Rear Garden

Patio area, artificial lawn, side access to frontage, outside tap and fencing to all boundaries.

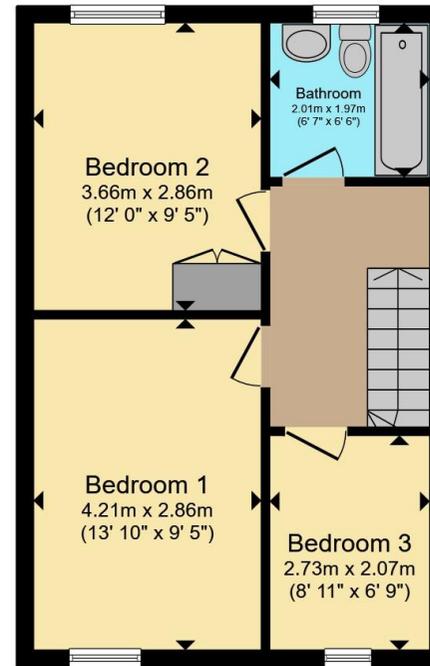








Ground Floor



First Floor

Total floor area 72.2 m² (777 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

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: B Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW211212

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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