



Yorklea Croft, Birmingham



## Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Chelmsley Wood area of Birmingham (B37). The property in brief comprises an entrance porch, lounge, kitchen diner, Guest WC, front and rear gardens, three bedrooms and a bathroom with separate WC.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

This would make an ideal investment opportunity or first time buy and will be sold with no upward chain.

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 Porch

Double glazed windows to front and side elevations and tiled flooring,

## Entrance Hallway

Stairs to first floor accommodation.

## Lounge

Double glazed window to front elevation, double glazed patio doors to rear elevation, central heating radiator and carpet.

## Kitchen/ Diner

Double glazed windows to front and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, extractor, space for appliances, space and plumbing for washing machine, vinyl flooring.

## Guest W.C

W.C, wash hand basin and vinyl flooring.



## Landing

Airing cupboard, carpet and all doors off.

## Bedroom One

Double glazed window to front elevation, central heating radiator, built in storage, carpet and loft access via hatch.

## Bedroom Two

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

## Bedroom Three

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

## Wet Room

Double glazed window to rear elevation, wash hand basin, heated towel rail, wall mounted shower, spotlights, tiling to walls and wet room flooring.

## Separate W.C

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

## Front Garden

Pathway, lawned area, plants and shrubs.

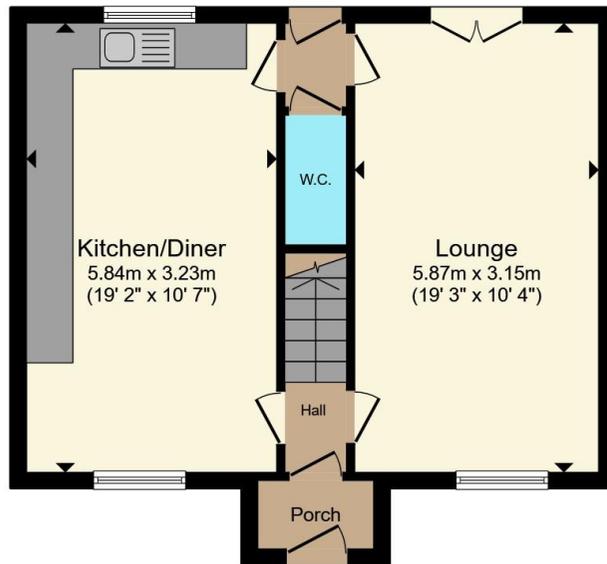
## Rear Garden

Artificial lawn, paved patio, storage shed and fencing to all boundaries.

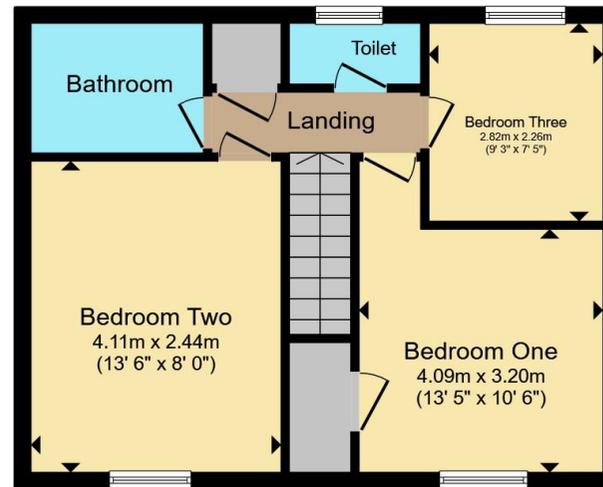








**Ground Floor**



**First Floor**

Total floor area 88.1 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax  
 Awaited Band: A

Tenure: Freehold

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