

42 Berwicks Lane, Birmingham, West Midlands, B37 7RA

4 Bed House - End Terrace

**Offers In Excess Of £175,000**

💡 Receptions 1

🛏️ Bedrooms 4

🚿 Bathrooms 1



- FOUR BEDROOMS
- DOUBLE SIZED GARDEN
- CLOSE PROXIMITY TO SCHOOLS, SHOPS, VILLAGE CENTRE
- CLOSE TO MAJOR TRANSPORT LINKS & STATION
- WITHIN SHORT DISTANCE OF BUSINESS PARKS
- SPACIOUS FAMILY ACCOMMODATION
- DOWNSTAIRS WC
- CONSERVATORY
- LARGE KITCHEN DINER
- PROPERTY VIDEO TOUR AVAILABLE



A SPACIOUS FOUR BEDROOM END TERRACE FAMILY HOME WITH A LARGE REAR GARDEN. Located in Chelmsley Wood, enjoying easy access to local amenities including EXCELLENT TRANSPORT LINKS and GOOD SCHOOLS. The property itself offers a GOODSIZE KITCHEN/DINER and LOUNGE, CONSERVATORY and OFFROAD parking bays to the front. A must view to really appreciate the size of the property!

## Overview & Approach



Berwicks Lane is an end terrace property located off Helmsford Drive in Chelmsley Wood positioned just outside the border of Marston Green in North Solihull within the West Midlands Region

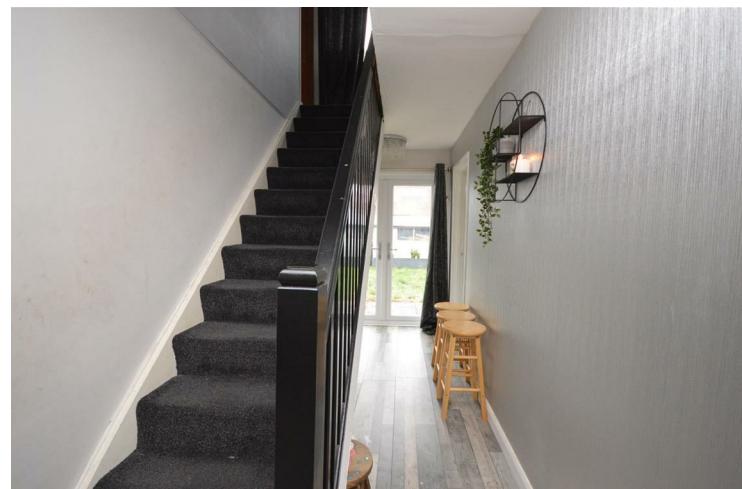
The spacious property benefits from four bedrooms, a good size kitchen/diner and lounge, large rear garden with conservatory and a downstairs WC

The area of Chelmsley Wood and Marston Green is located close to Birmingham International Train Station and Airport, Major Transport Links and is within walking distance to Birmingham Business Parks, Schools and Shops making this an ideal purchase for Investors, Families and First Time Buyers.

The recent announcement of HS2 has increased interest in the area due to the reduced commuting time to London Euston.

The property is approached via a lawn with central walkway. Layby Off Road Parking located at front of property.

## Entrance Hallway



The property is accessed via a pathway with front lawn leading to pitched roof covered porch and front door entrance.

## Hallway



Central heating radiator, light fitting to ceiling, cupboard housing meters and stairs to first floor. The hallway extends to the rear of the property where the owners have created an understairs bar area with patio doors that open onto the patio and rear garden

## Downstairs WC



Spot lights to the ceiling, low level WC, modern vanity hand basin and mixer tap and laminate floor covering.

**Kitchen / Dining Area**



Overlooking the front and rear of the property with laminate flooring, central heating radiator, light fittings to ceiling, range of wall and base units with work surfaces over, stainless steel sink and drainer, integrated hob with extractor over, integrated electric oven and grill, space and plumbing for washing machine and dishwasher.



**Lounge**



Overlooking the front and rear of the property with central heating radiator, fire place, light fittings to ceiling and sliding patio doors to the conservatory





**Stairs and Landing**



**Conservatory**



Upvc and wall construction, tiled flooring, power sockets and double doors to rear garden.

Stairs lead to the first floor with a feature window overlooking the rear garden, light fitting and loft hatch to the ceiling. Doors lead to:-



**Bedroom One**



Overlooking the front with light fitting to ceiling and central heating radiator

**Bedroom Three**



Overlooking the rear, central heating radiator and light point to ceiling

**Bedroom Two**



Overlooking the front, light point to ceiling, central heating radiator and boiler cupboard

**Bedroom Four**



Overlooking the rear with light point to ceiling and central heating radiator.

### Family Bathroom



Overlooking the front with light point to the ceiling, central heating radiator, fully tiled to walls, suite comprising of:- paneled bath with shower over, pedestal wash hand basin and low level WC.



The parcel of land to the left side of the property was sold to previous owners by the local authority which we understand has a preventative covenant to restrict the building of additional dwellings.

### Garden



Spacious Rear Garden benefiting from spacious lawn to the side of the property surrounded with conifer hedge. A patio area extends via a path that leads to a brick outbuilding and rear panel gate.

### Additional Information



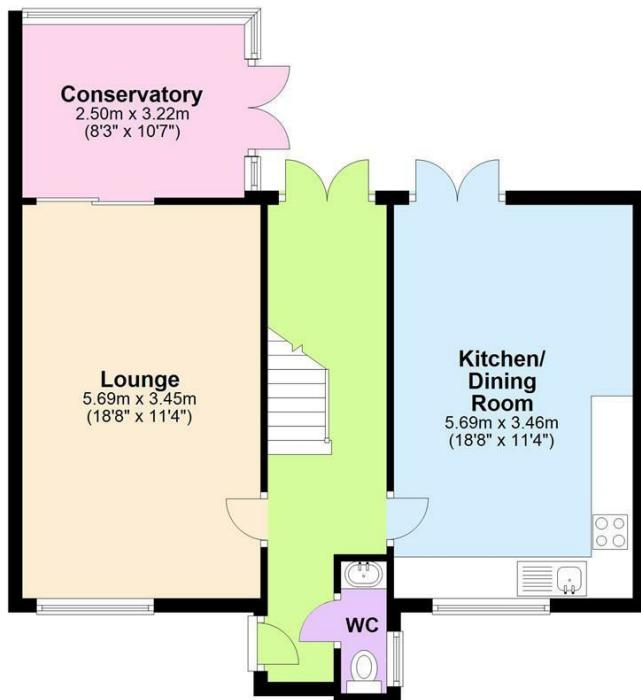
would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

The property construction is understood to be Bryant Wall Frame and should be verify lending terms with specific mortgage lenders

# Berwicks Lane

## Ground Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



## First Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 111.7 sq. metres (1201.8 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	