



Naseby Road
Birmingham

burchell
edwards

Naseby Road Birmingham B8 3HE

for sale offers over
£210,000



Property Description

Burchell Edwards are delighted to offer this modern-style two bed end terrace home, situated in the popular area of Saltley, Birmingham (B8).

Situated conveniently near local shops and amenities, this property offers plenty of space throughout and includes features such as a guest WC, driveway to the front elevation and an open-plan kitchen/utility.

Homeowners will discover off-road parking by-way-of a driveway and to the rear a private garden that provides space that can be enjoyed all year round.

With close proximity to Adderley Park Train Station and links to the M6/M42 motorways, commuters will be well aided into Birmingham City Centre and other popular designations, not to forget HS2, when completed will also be an additional transport link to new owners.

Viewings are essential to gain a sense of the space and accommodation available.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Central heating radiator and stairs to first floor accommodation. Ceiling light points, under stairs storage cupboard and vinyl flooring.

Lounge

Double glazed window to front elevation and double-glazed window to side elevation. Central heating radiator, vinyl flooring and two ceiling light points.

W.C

Double glazed opaque window to front elevation. Wash hand basin and W.C, ceiling light point, vinyl flooring and central heating radiator.

Kitchen

Double-glazed window to rear elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit. Ceiling light points, vinyl flooring and housing central heating boiler. Space and plumbing for washing machine.

Utility Area

Double-glazed French doors to rear elevation, leading to the garden. One double-glazed window to side elevation. Ceiling light points and central heating radiator.

Landing

Loft access via hatch, ceiling light point, carpet flooring, large store cupboard and central heating radiator.

Bedroom One

Three double-glazed windows to front elevations. Two ceiling light points central heating radiator and carpet flooring.

Bedroom Two

Two double-glazed windows to rear elevation. One double-glazed window to side elevation. Ceiling light points central heating radiator and carpet flooring.

Bathroom

Double glazed opaque window to side elevation. W.C and wash hand basin, bath with shower over, ceiling light point, central heating radiator, and vinyl flooring.

Rear Garden

Lawned area, patio area, timber shed, outside tap and gated rear access. Fenced boundaries.

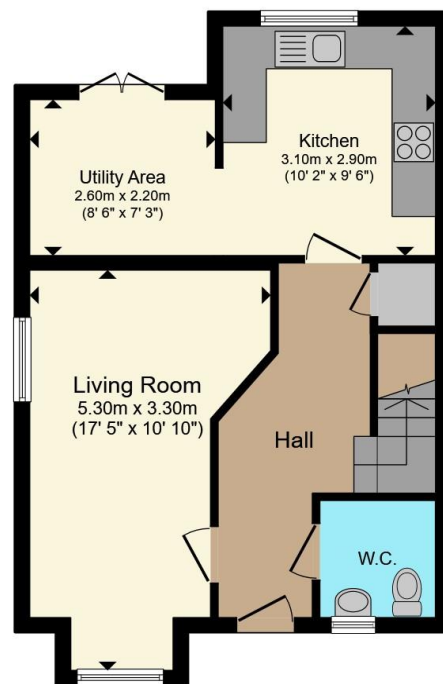
Parking

Driveway with dropped kerb.

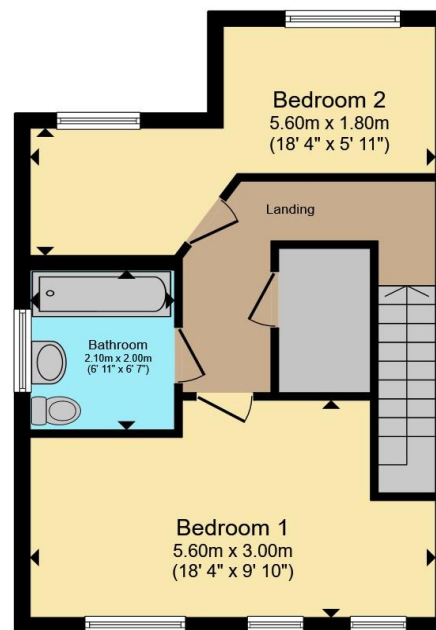








Ground Floor



First Floor

Total floor area 87.7 m² (944 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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EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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