



Riddfield Road, BIRMINGHAM





## Property Description

Burchell Edwards are delighted to offer a fantastic opportunity to own a three bedroom flat situated in a great location. This property is spacious throughout, not only having three fantastic sized rooms but also ample living space in the lounge and kitchen. The property has a modern kitchen and bathroom and is ready to move straight in.

## Entrance Hall

Carpet and cupboard housing central heating boiler.

## Entrance Hallway

Carpet.

## Cloakroom

Double glazed window to front elevation and carpet.

## Lounge

13' 3" x 10' 7" ( 4.04m x 3.23m )

Double glazed window to rear elevation, double glazed door to side elevation leading out to balcony and carpet.

## Bathroom

Double glazed window to front elevation, bath with shower over, wash hand basin, W.C, heated towel rail, lino flooring and extractor.

## Bedroom One

10' 3" x 7' 2" ( 3.12m x 2.18m )

Double glazed window to front elevation and carpet.

## Kitchen

9' 10" x 6' 9" ( 3.00m x 2.06m )

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, extractor hood, electric hob with extractor hood, lino flooring, extractor and tiling to splash prone areas.

## Bedroom Two

13' 2" x 10' 1" ( 4.01m x 3.07m )

Double glazed window to rear elevation and carpet.

## Bedroom Three

9' 8" x 6' 9" ( 2.95m x 2.06m )

Double glazed window to rear elevation and carpet.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 1994. 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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