



Emerald Court 960a Alum Rock Road, Birmingham





Property Description

****LEASE EXTENDED ON COMPLETION****

Burchell Edwards Castle Bromwich are delighted to offer this ground floor, two bedroom flat situated conveniently in the Ward End area of Birmingham (B8). This property is part of an over 55's complex and will be available with no upward chain!

In brief comprising a porch, lounge, fitted kitchen, two bedrooms (fitted wardrobes and drawers to the master) and a wet room with under-floor heating. Gated communal parking is also available, as well as access to well maintained communal gardens to both the front and rear and a visiting scheme manager in attendance.

The property benefits further from Economy 7 Storage Heating and is double-glazed throughout.

Offering easy access to many local amenities including eateries, the Fox and Goose Shopping Centre and public transport links that provide a simple commute into Birmingham City Centre.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

Entrance Porch

Carpet and storage cupboard. Electric meter housing.

Hallway

Carpet, storage cupboard and airing cupboard housing hot water tank.

Lounge

14' 10" x 11' 10" (4.52m x 3.61m)
Double glazed window to front elevation, electric fire, carpet and emergency pull cord.

Bedroom One

12' 7" x 9' 3" (3.84m x 2.82m)

Double glazed window to rear elevation, fitted wardrobes with drawers, carpet and emergency pull cord.

Bedroom Two

9' 4" x 6' 4" (2.84m x 1.93m)

Double glazed windows and patio doors to rear elevation and carpet.

Kitchen

.12' 9" x 6' 3" (3.89m x 1.91m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for dishwasher unit, space and connections for washing machine, tiling to splash prone areas, vinyl flooring and emergency pull cord.

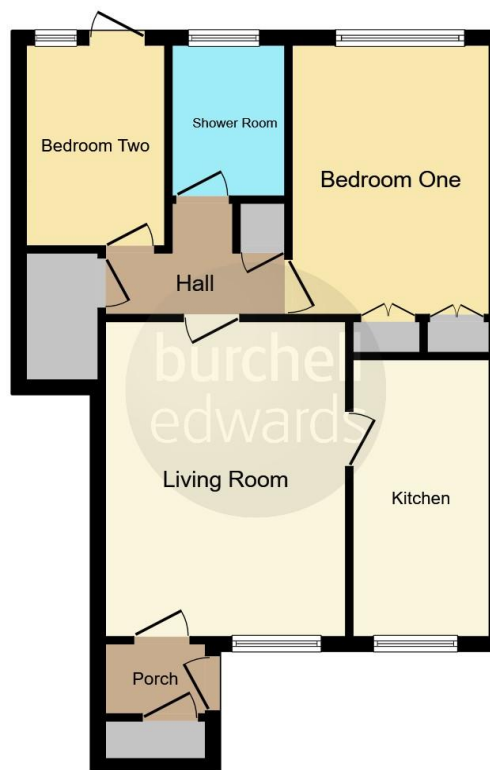
Wet Room

Double glazed window to rear elevation, W.C, wash hand basin, electric shower, under floor heating, tiling to walls and floor and heated towel rail.









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

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW209750

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Mar 1986. 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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Property Ref: CBW209750 - 0006