



Wavers Marston, Birmingham

burchell
edwards



Property Description

Burchell Edwards are happy to offer this top floor, two-bedroom apartment for sale with no upwards chain in the sought after location of Marston Green. This property is clean and tidy throughout and ready to move straight into. the location provides great access to local amenities such as Marston green train station, local shops & restaurants and easy access to the M42 motorway for commuters.

Entrance Hallway

Lounge

15' 8" x 12' 2" (4.78m x 3.71m)

Three double glazed windows to rear elevation, two central heating radiators and carpet.

Bedroom One

8' 10" x 13' 1" (2.69m x 3.99m)

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

Bedroom Two

9' 4" x 7' 6" (2.84m x 2.29m)

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

Kitchen

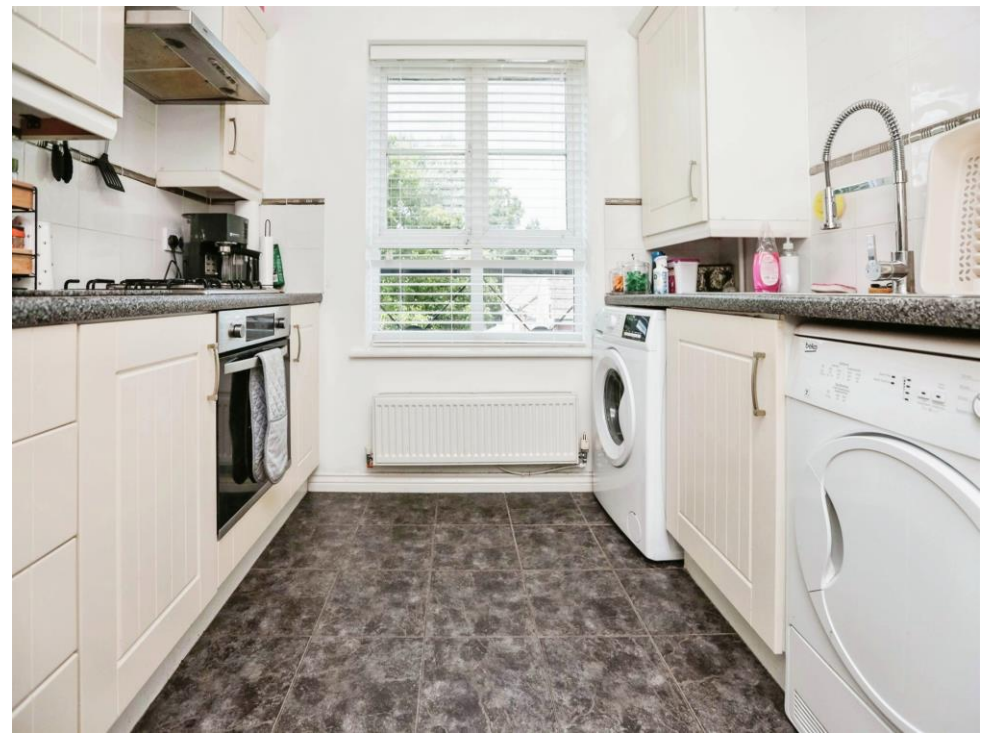
8' 8" x 8' 10" (2.64m x 2.69m)

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, oven and grill, hob with extractor hood, tiling to splash prone areas, central heating radiator and vinyl flooring.

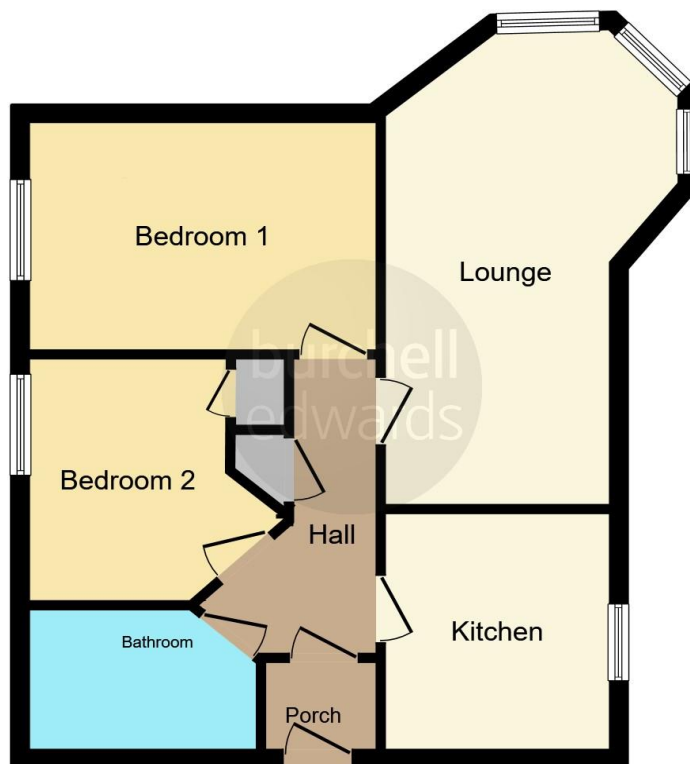
Bathroom

Bath with shower over, wash hand basin, W.C, heated towel rail and vinyl flooring.









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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW209793

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jun 2003. 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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209793 - 0004