



York Crescent, Birmingham





Property Description

Burchell Edwards are delighted to present this two bedroom, ground floor apartment, situated in the Shard End area of Birmingham (B34).

The property sits in close proximity to many shops and local amenities and easy access into Birmingham City Centre via frequent transport links.

In addition it comprises an entrance hall, open plan lounge/kitchen, two double bedrooms and a bathroom. There is one allocated parking space located at the rear.

There is also a long lease available making this an ideal purchase for a first time buyer/ someone looking to get themselves onto the property ladder.

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



Entrance Hallway

Double glazed window to rear elevation, cupboard housing meters, vinyl flooring and storage cupboard.

Lounge/ Diner

17' 4" x 12' 5" (5.28m x 3.78m)

Open plan to kitchen. Two double glazed windows to front elevation and vinyl flooring.

Kitchen

9' 7" x 7' 3" (2.92m x 2.21m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, oven and grill, four ring electric hob with extractor, space and plumbing for washing machine, vinyl flooring and tiling to splash prone areas.

Bathroom

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

Bedroom One

10' 8" x 9' 8" (3.25m x 2.95m)

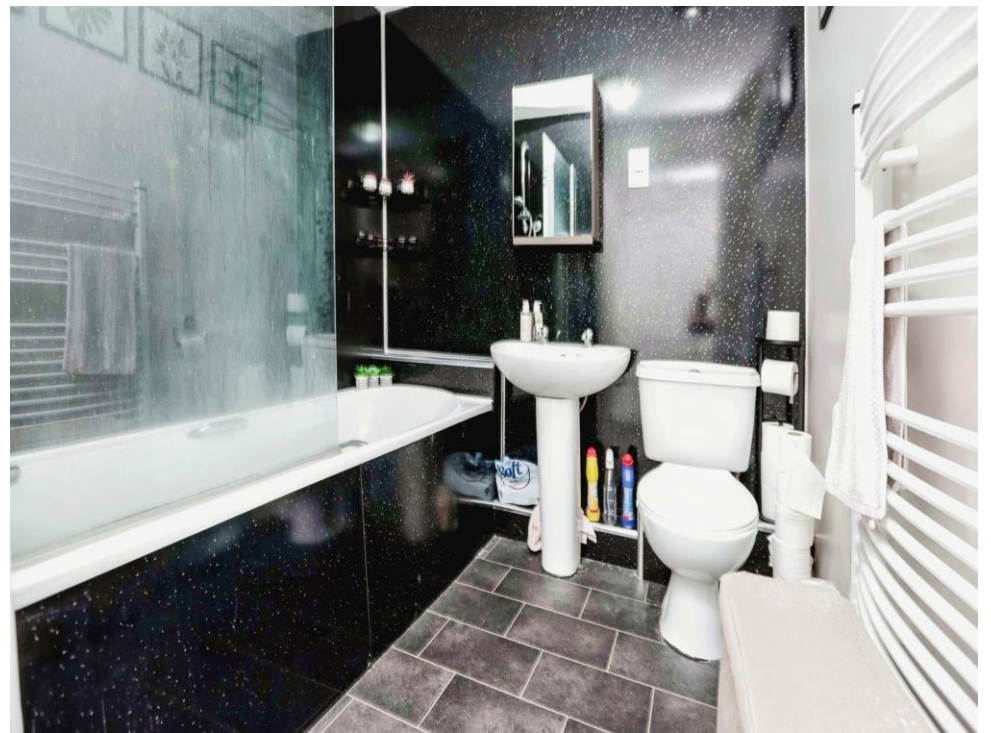
Double glazed window to rear elevation and carpet.

Bedroom Two

9' 7" x 6' 10" (2.92m x 2.08m)

Double glazed window to rear elevation, carpet and fitted wardrobes.









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

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. 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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