



Wilson Avenue, Birmingham







## Property Description

Burchell Edwards are delighted to present this two bedroom, upper floor apartment, situated in the Chelmsley Wood area of Birmingham (B37).

The property sits in close proximity to many shops and local amenities and easy access into Birmingham City Centre via frequent transport links. Modernised throughout, this stylish apartment will be able to move in to straight away and will be sold with no upward chain.

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.

A long lease is 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

Central heating radiator, laminate flooring and loft access via hatch.

## Open Plan Kitchen/ Diner

22' 1" x 13' 9" ( 6.73m x 4.19m )

Two double glazed windows to side elevation, double glazed French doors to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, oven and grill, four ring gas hob with extractor, space and plumbing for washing machine, fridge freezer, built in wine rack, laminate flooring, two central heating radiators and Juliet balcony.

## Bathroom

Bath with shower over, W.C, wash hand basin, vinyl flooring, extractor, central heating radiator and tiling to splash prone areas.

## Bedroom One

10' 9" x 9' 5" ( 3.28m x 2.87m )

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

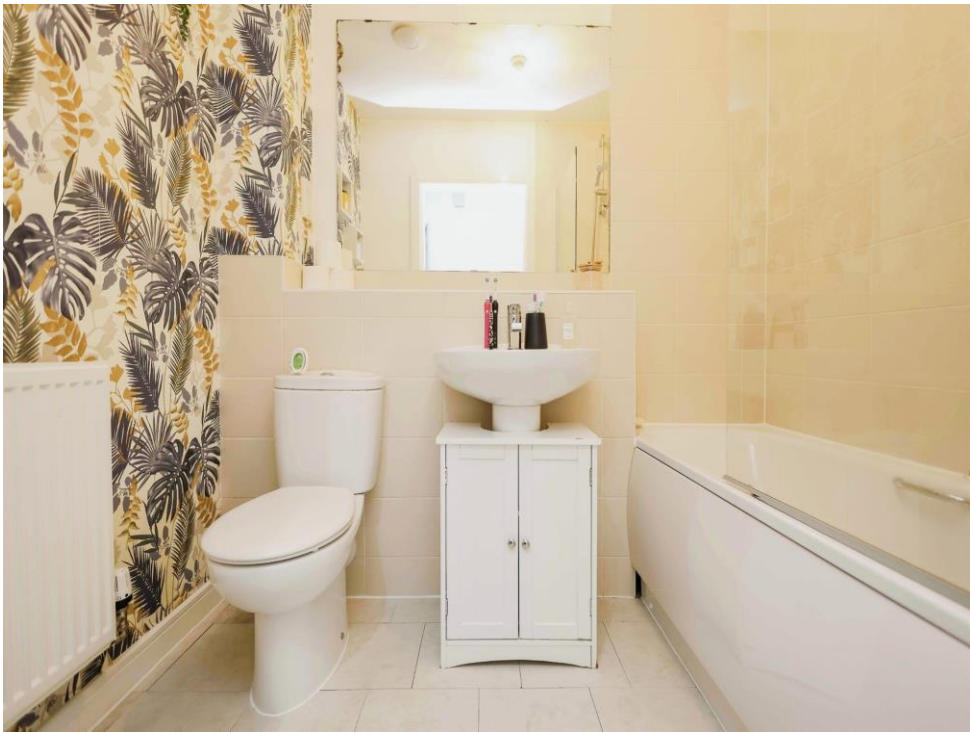
## Bedroom Two

10' 9" x 8' 4" ( 3.28m x 2.54m )

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

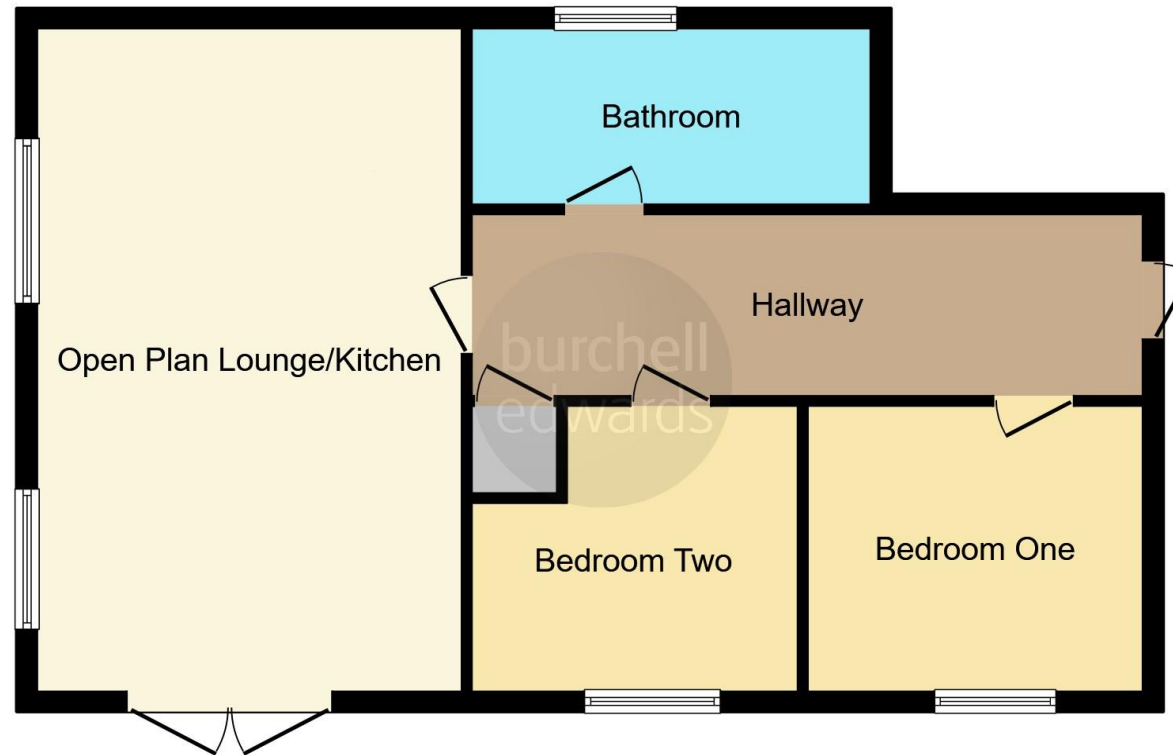












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2014. 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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