



Stafford House, Tile Cross Road, Birmingham





## Property Description

Burchell Edwards are pleased to offer this upper floor, one bedroom flat, situated conveniently in the Tile Cross area of Birmingham (B33).

This property is ideal for first time buyers or the perfect opportunity for buy to let investors.

Sold with no upwards chain it briefly comprises an entrance hall, lounge, balcony, fitted kitchen, bathroom, separate WC, a double bedroom and rear communal gardens.

Stafford House is ideally located within close proximity to local amenities, eateries and public transport links that provide easy access into; Birmingham City Centre, Birmingham Airport and Solihull Town Centre,

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

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.



## Entrance Hallway

Central heating radiator, laminate flooring and storage cupboard.

## W.C

Double glazed window to front elevation, W.C, wash hand basin and tiled flooring.

## Lounge

13' 9" x 10' 6" ( 4.19m x 3.20m )  
Double glazed window to front elevation, double glazed door to side elevation, central heating radiator and laminate flooring.

## Kitchen

10' 5" x 8' 5" ( 3.17m x 2.57m )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer, extractor hood, tiled to splashback areas and tiled flooring.

## Bathroom

Double glazed window to front elevation, bath with rainfall shower, wash hand basin and central heating radiator.

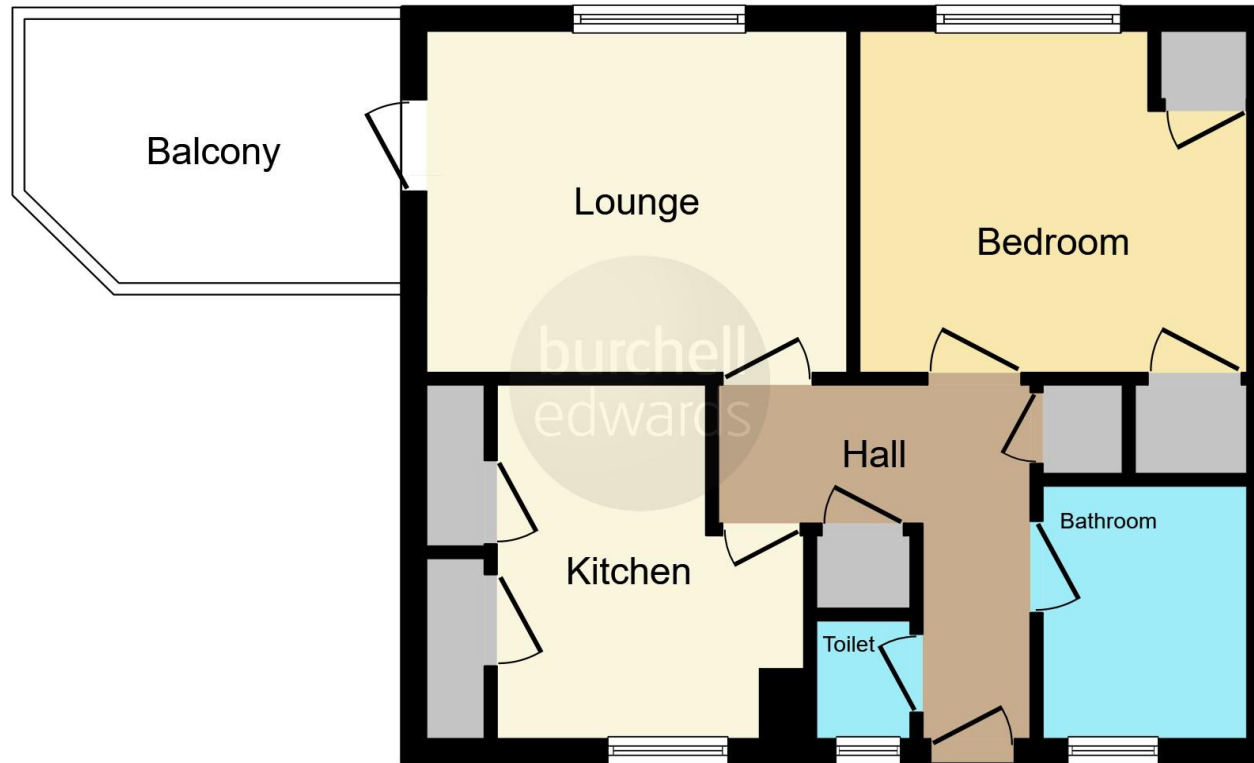
## Bedroom

12' 6" x 10' 6" ( 3.81m x 3.20m )  
Double glazed windows to rear elevation, central heating radiator and laminate flooring.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/CBW209331](http://burchelledwards.co.uk/Property/CBW209331)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jan 1984. 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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