



Lamprey Court, BIRMINGHAM





Property Description

Burchell Edwards are delighted to present this two bedroom, first 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. This modern style 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 allocated for the homeowner.

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 and carpet.

Open Plan Living Area

14' 2" x 11' 10" (4.32m x 3.61m)
Double glazed French doors to rear elevation leading to juliet balcony, double glazed window to front elevation and carpet flooring.

Kitchen Area

6' 1" x 11' 9" (1.85m x 3.58m)
A range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob with extractor hood, space and plumbing for washing machine, fridge freezer, two central heating radiators, cupboard housing central heating boiler and vinyl flooring.

Bedroom One

10' 10" x 14' 4" max (3.30m x 4.37m max)
Double glazed French doors to rear elevation leading to Juliet balcony, central heating radiator and carpet.

Bedroom Two

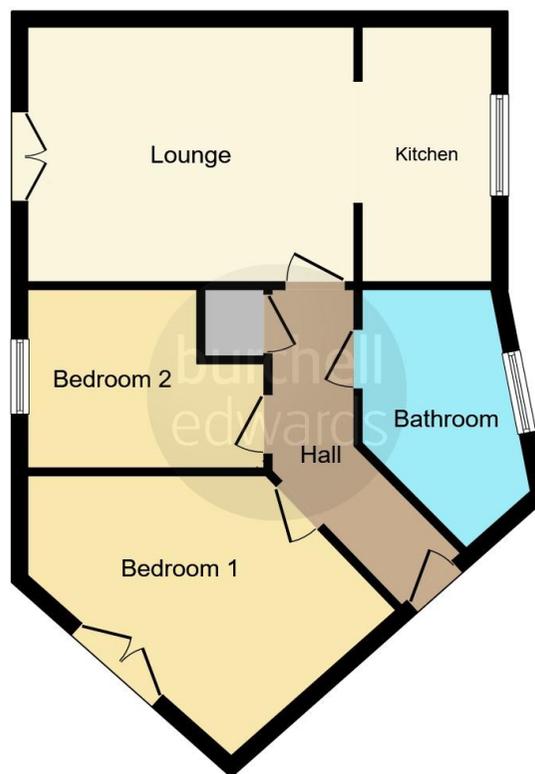
11' 7" max into recess x 7' 8" max into recess (3.53m max into recess x 2.34m max into recess)
Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with shower over, central heating radiator, vinyl flooring, extractor and tiling to splash prone areas.







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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2-4 Hurst Lane
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EPC Rating: B

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210178

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2016. 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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