



Palmers Grove, Birmingham

**burc**hell  
edwards





## Property Description

Burchell Edwards are delighted to offer this fantastic opportunity to own a three bedroom flat situated in a great location. This property is spacious throughout and in brief comprises a entrance hallway, lounge, kitchen, three bedrooms and a bathroom.

Sold with no upwards chain, this would make an ideal purchase for a first time buyer or investor and is ready to move straight in to.

You will discover allocated off-road parking to the rear and its' locality is very popular, offering easy access for all means of public transport including nearby links to the M42 motorway.

Viewings are essential to appreciate of the space and accommodation available.

## Entrance Lobby

Laminate flooring.

## Entrance Hallway

Laminate flooring and storage cupboard.

## Lounge

12' 8" max into recess x 10' 6" max into recess ( 3.86m max into recess x 3.20m max into recess )

Two double glazed windows to front elevation, door to side elevation and laminate flooring.

## Kitchen

6' 6" x 10' 1" ( 1.98m x 3.07m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, tiled flooring and tiling to splash prone areas.

## Bedroom One

12' 8" x 9' 9" ( 3.86m x 2.97m )

Double glazed window to front elevation and carpet.

## Bedroom Two

10' 11" x 6' 8" ( 3.33m x 2.03m )

Double glazed window to rear elevation and carpet.

## Bedroom Three

9' 1" x 6' 8" ( 2.77m x 2.03m )

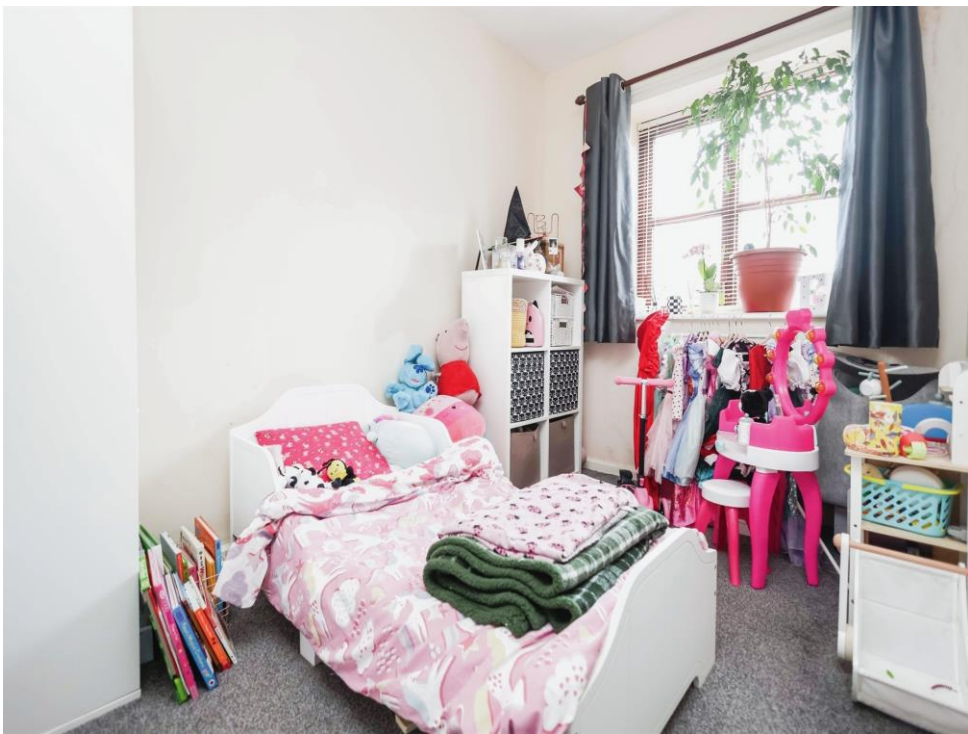
Double glazed window to front elevation and carpet.

## Bathroom

Double glazed window to rear elevation, bath with shower over, W.C, wash hand basin 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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW210228](http://burchelledwards.co.uk/Property/CBW210228)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Nov 2019. 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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