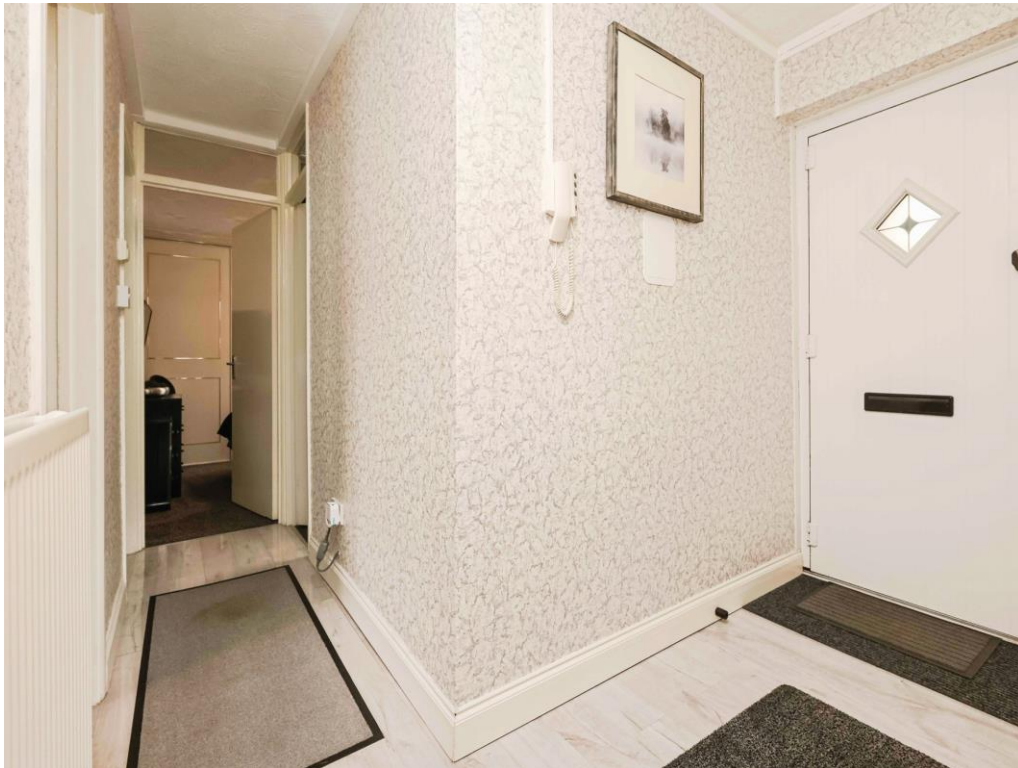




Thirsk Croft, Birmingham



Property Description

Burchell Edwards are delighted to bring to market this two bedroom ground floor flat, situated in the Bromford area of Birmingham (B36).

This property makes an ideal purchase for first time buyers or an investment opportunity, offering a comfortable living space spread across one floor that briefly compromises an entrance hall, lounge, fitted kitchen, two double bedrooms and a bathroom with a steam-enclosure bath/shower.

The property has a long lease available and is superbly located nearby local shops and amenities such as The Fort Shopping Park, whilst offering great transport links to the M6 Motorway, providing an easy commute into Birmingham Town Centre.

Additional benefits include double glazing and gas central heating throughout. We strongly recommend that viewing this property is a must to appreciate the space and accommodation available.

Entrance Hallway

Central heating radiator, laminate flooring and cupboard housing meters.

Lounge

18' 6" x 9' 9" (5.64m x 2.97m)

Double glazed windows to rear and side elevations, two central heating radiators and laminate flooring.

Kitchen

9' 5" x 10' 2" (2.87m x 3.10m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, exrtactor hood, central heating radiator, carpet tiled flooring, central heating boiler housed, space and plumbing for washing machine.

Bedroom One

9' 3" max into wardrobe/ door recess x 14' 5" (2.82m max into wardrobe/ door recess x 4.39m)

Double glazed window to rear elevation, central heating radiator, carpet and built in wardrobes with sliding doors.

Bedroom Two

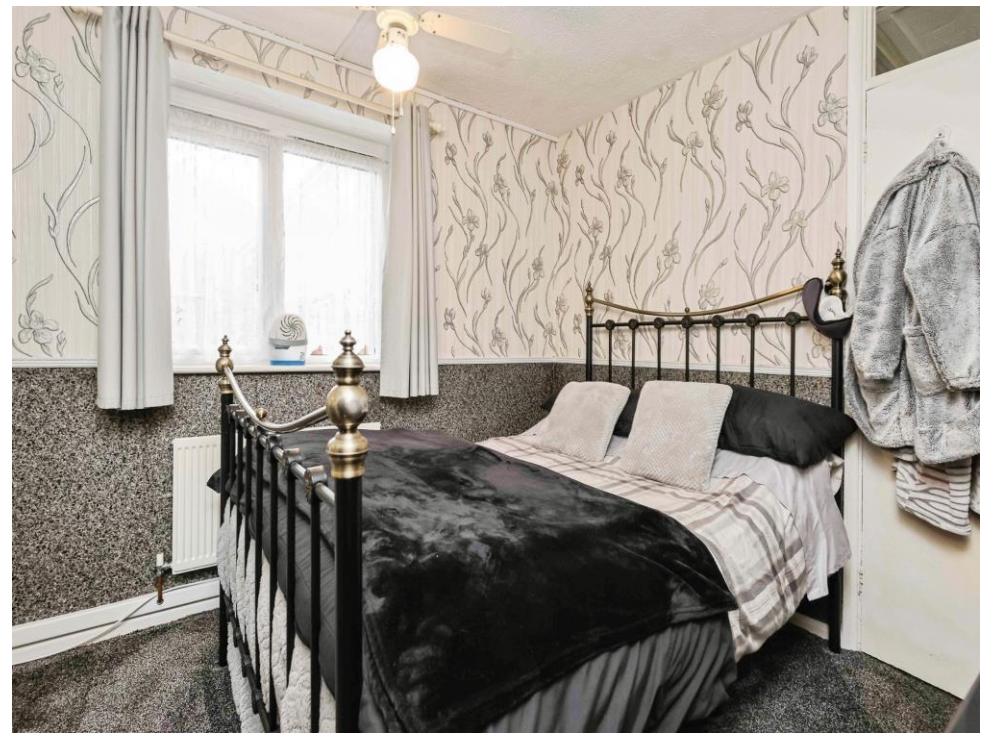
9' x 11' 4" max into wardrobe (2.74m x 3.45m max into wardrobe)

Double glazed window to front elevation, central heating radiator, carpet and built in wardrobes with sliding doors.

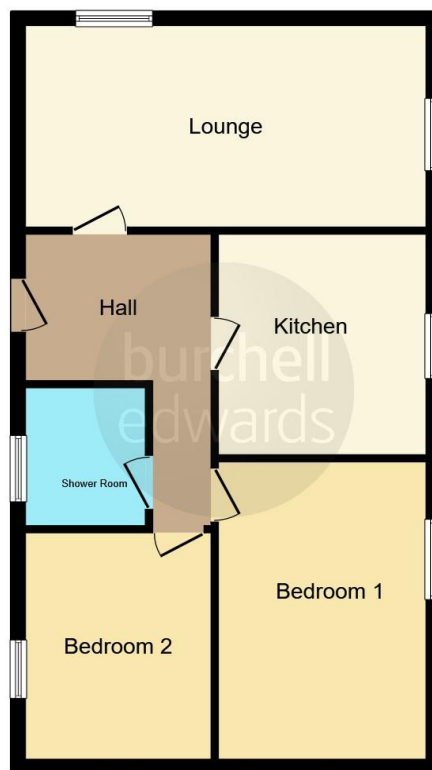
Bathroom

Two double glazed windows to front elevation, W.C, wash hand basin, bath with steam enclosure and shower over, heated towel rail 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

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: A

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210405

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Mar 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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210405 - 0002