



Chester Road, Kingshurst, Birmingham

burchell  
edwards



# Chester Road, Kingshurst, Birmingham, B36 0LH

for sale offers over  
**£140,000**



## Property Description

Burchell Edwards Castle Bromwich are delighted to offer the chance to purchase this well presented three bedroom flat situated on the very sought after Chester Road (B36).

The property is spacious throughout and sits in close proximity to many shops and local amenities, including transport links that allow easy access into Birmingham City Centre and Birmingham Airport.

The property in brief comprises a fitted kitchen, lounge, balcony, three bedrooms and bathroom. There is one allocated parking space and a communal rear gardens. With a long lease available over 900 years, this makes an ideal buy for those looking to get onto the property ladder or an investment.

Upon arrival you will discover the property is set back from the main road. Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Hallway

Storage cupboard and vinyl flooring.

## Lounge

17' 2" x 10' 7" max into door recess ( 5.23m x 3.23m max into door recess )

Double glazed window to rear elevation, door leading to balcony, central heating radiator and carpet.

## Kitchen

6' 9" x 9' 9" ( 2.06m x 2.97m )

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor hood, tiling to splash prone areas, vinyl flooring, central heating radiator, central heating boiler, space and plumbing for washing machine.



## Bedroom One

13' 2" x 10' 3" ( 4.01m x 3.12m )

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

## Bedroom Two

10' 5" x 7' 3" ( 3.17m x 2.21m )

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

## Bedroom Three

9' 4" x 6' 9" ( 2.84m x 2.06m )

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

## Shower Room

Double glazed window to front elevation,  
wash hand basin with storage units, W.C,  
shower cubicle, laminate flooring and central  
heating radiator.

## Garden

Communal gardens.



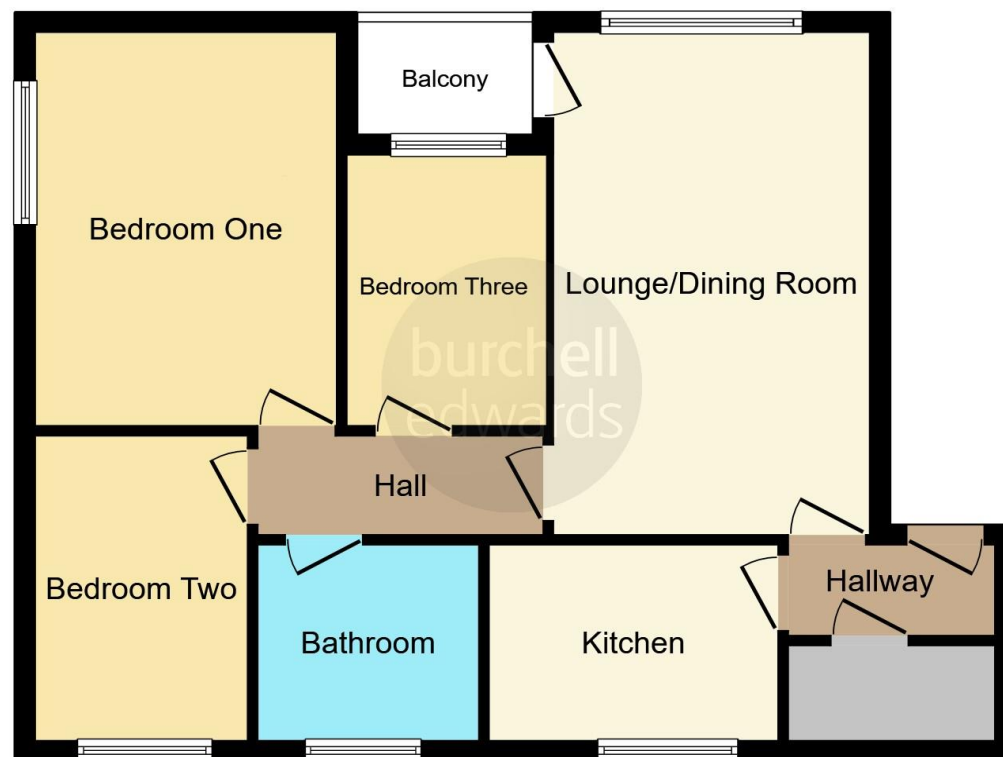












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 1872.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW210455](http://burchelledwards.co.uk/Property/CBW210455)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1988. 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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