



School Drive, Birmingham





Property Description

Burchell Edwards Castle Bromwich are delighted to bring to market this ground floor, two bedroom apartment situated conveniently in the shard end area of Birmingham (B34).

This property is ideal for first time buyers or couples alike and will be available with no upward chain!

In brief, comprising an entrance hallway, open living space (lounge leading to kitchen), two bedrooms, shower room and a private south facing rear garden- perfect for a relaxing retreat, especially in the warmer months.

There is also one allocated car parking space available, providing off-road parking and you will also discover additional benefits such as electric heating and double-glazing throughout.

Built in 2005 and located with Longmeadow Park directly opposite, owners will find easy access to many amenities including shops, eateries and public transport links that will provide easy access into Birmingham City Centre, Birmingham Airport and many more popular destinations.

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

Entrance Hallway

Carpet, electric radiator and storage cupboard.

Open Plan Kitchen/ Living Room

Living Area

14' 7" x 11' 3" (4.45m x 3.43m)
Double glazed patio doors to rear elevation and carpet.

Kitchen Area

7' 5" x 5' 7" (2.26m x 1.70m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven with extractor hood, space and plumbing for washing machine, tiling to splash prone areas, electric radiator and vinyl flooring.

Bedroom One

11' 1" x 9' 11" (3.38m x 3.02m)

Double glazed window to rear elevation and carpet.

Bedroom Two

9' 11" x 7' 10" (3.02m x 2.39m)

Double glazed window to side elevation, electric radiator and carpet.

Shower Room

Shower cubicle, W.C, wash hand basin, electric heated towel rail, exrtactor, vinyl flooring, airing cupboard and tiling to splash prone areas.

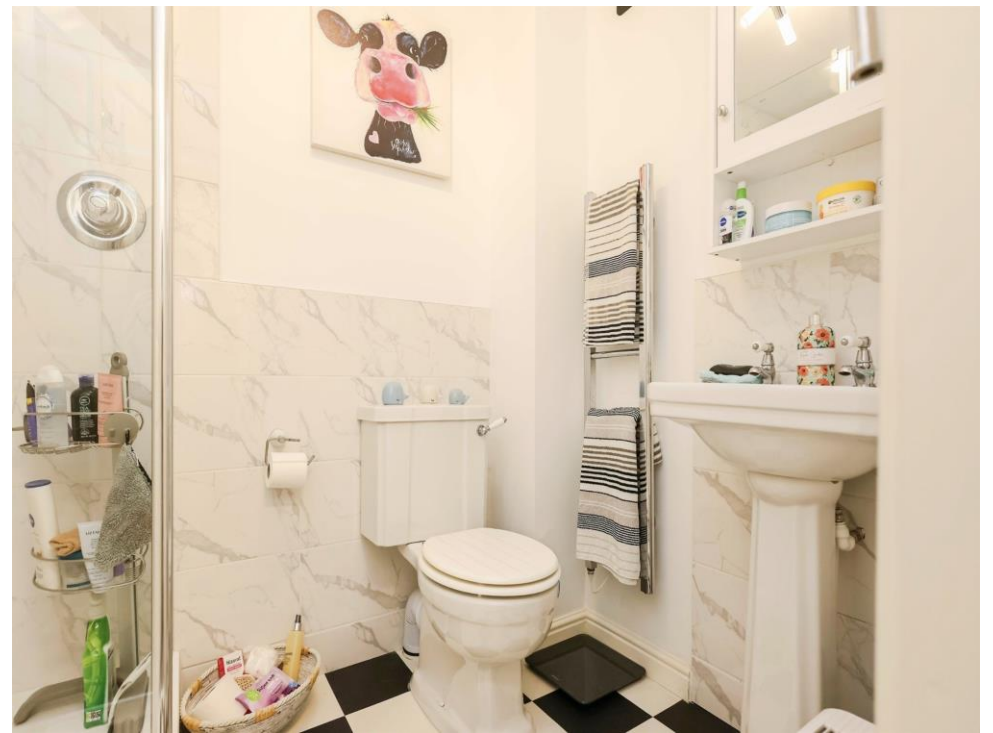
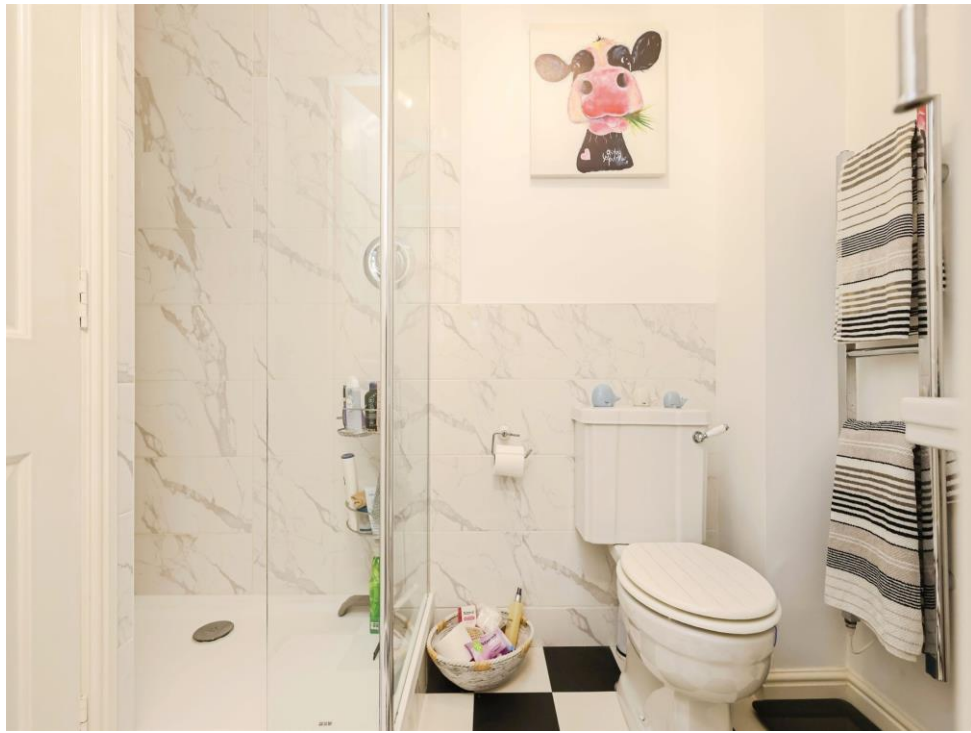
Rear Garden

Patio area and laid to lawn.

Parking

One allocated space.









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
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: A

Service Charge: 120.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210546

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. 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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