



Carlton Mews, BIRMINGHAM





## Property Description

Burchell Edwards are delighted to bring to market this upper floor, two bedroom flat, situated conveniently in Castle Bromwich (B36).

This property is ideal for first time buyers or the perfect opportunity for those looking to downsize and will be sold with no upwards chain.

In brief the property compromises an entrance hall, lounge, dining room, fitted kitchen, a bathroom and two double bedrooms. You will also discover a garage that can be found at the rear of the property.

Carlton Mews is ideally located within close proximity to local amenities, eateries and public transport links that provide easy access into; Birmingham City Centre, Birmingham Airport and Solihull Town Centre,

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

## Entrance Hallway

Storage cupboard, carpet and central heating radiator.

## Lounge

15' 9" x 11' 10" ( 4.80m x 3.61m )  
Double glazed window to rear elevation, central heating radiator and carpet.

## Dining Room

10' 8" x 6' 9" max into recess ( 3.25m x 2.06m max into recess )  
Double glazed window to rear elevation, central heating radiator and carpet.

## Kitchen

11' 10" x 7' 2" ( 3.61m x 2.18m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, tiled flooring, tiling to splash prone areas, central heating radiator, space and plumbing for washing machine.



## Bedroom One

14' 10" x 8' 8" plus wardrobe ( 4.52m x 2.64m plus wardrobe )

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

## Bedroom Two

11' 5" x 8' 9" ( 3.48m x 2.67m )

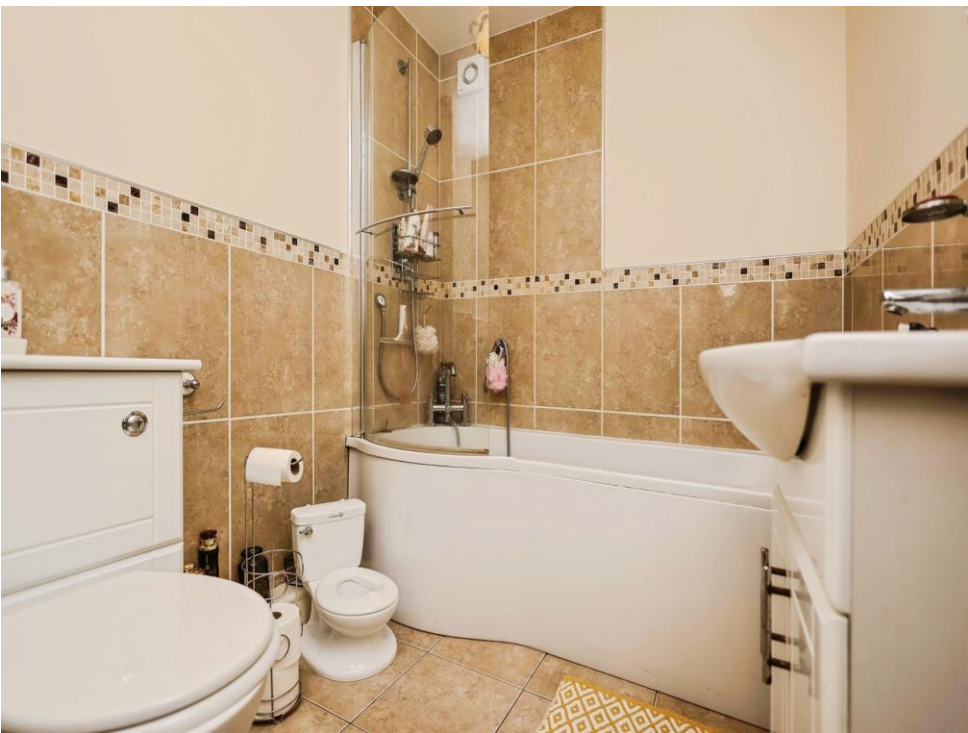
Double glazed window to front elevation, central heating radiator and carpet.

## Bathroom

Bath with shower over, W.C, wash hand basin, heated towel rail, extractor, tiled flooring and airing cupboard.













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: C Council Tax  
 Band: B

Service Charge:  
 3700.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW210682](http://burchelledwards.co.uk/Property/CBW210682)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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