



Leyburn Road, BIRMINGHAM

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## Property Description

Burchell Edwards are delighted to present this top floor apartment. This beautiful property is modern throughout with no work needed and ready to move straight into.

The apartment consists of a family bathroom, two double bedrooms, open plan kitchen/living area and plenty of storage including a large loft space. There is one allocated parking space.

The location to this home is one of its key selling points, being on a quiet cul-de-sac which offers a peaceful place to live whilst also being a stone's throw away from plenty of local amenities, transport links such as the M42 & M6 and sought after local school catchment areas.

## Entrance Hallway

Door to front elevation, central heating radiator, laminate flooring and storage cupboard.

## Lounge

10' 10" x 14' 2" ( 3.30m x 4.32m )  
Double glazed window to rear elevation, access to balcony, laminate flooring, central heating radiator, open plan to kitchen.

## Kitchen

10' 10" x 6' ( 3.30m x 1.83m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, space and plumbing for washing machine, tiling to splash prone areas, laminate flooring and central heating boiler housed.

## Bedroom One

Unable to measure due to room shape. Double glazed door to juliet balcony, central heating radiator, laminate flooring and loft access via hatch.

## Bedroom Two

7' 3" x 11' 3" max ( 2.21m x 3.43m max )  
Double glazed window to side elevation, central heating radiator and laminate flooring.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over, central heating radiator, extractor and laminate flooring.













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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: A

Service Charge:  
 1400.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW210812](http://burchelledwards.co.uk/Property/CBW210812)**

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.



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