



Rathlin Croft, Birmingham



Property Description

Burchell Edwards are proud to offer this well presented two bedroom property which is available with no upwards chain.

This property has been very well maintained and decorated neutrally throughout. The property consists of two double bedrooms, large lounge/diner, fitted kitchen, a bathroom with separate W/C and most importantly your own rear garden.

The property is located in a popular area with lots of local amenities available along with good transport links such as the M6 & M42 with plenty of local bus routes.

Lounge

16' 5" x 11' 2" (5.00m x 3.40m)

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

Kitchen

11' 2" x 7' 10" (3.40m x 2.39m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink and drainer unit with waste disposal unit, space for appliances, extractor hood, tiling to splash prone areas and vinyl flooring.



Bedroom One

12' 1" x 11' 2" (3.68m x 3.40m)

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

Bedroom Two

11' 10" x 8' 2" (3.61m x 2.49m)

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

Separate W.C

Double glazed window to rear elevation, W.C and tiled flooring.

Bathroom

Double glazed window to rear elevation, wash hand basin with storage, shower over bath, heated towel rail, tiled flooring and tiling to walls.

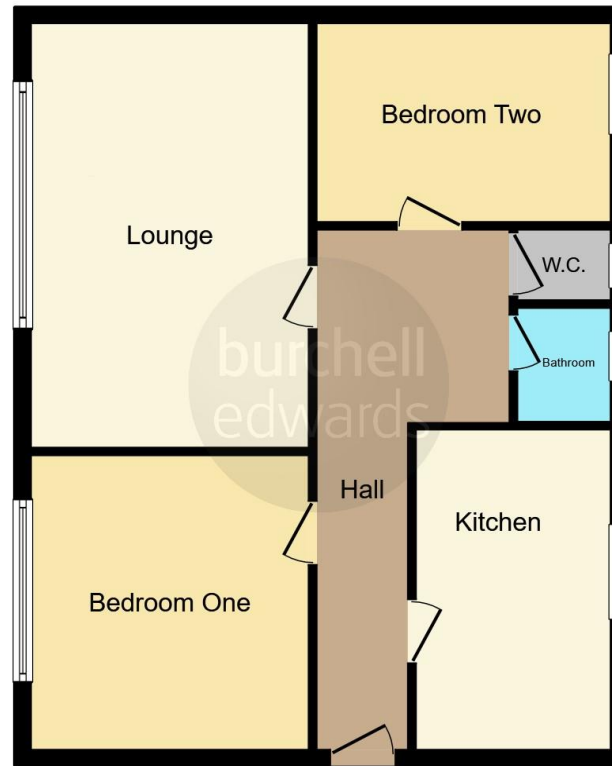
Rear Garden

Laid to lawn, trees, shrubs and gated access.









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
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EPC Rating: E Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 437.12

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW205820

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Jul 1989. 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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