



Gressel Lane, BIRMINGHAM





Property Description

Burchell Edwards are proud to offer this beautiful two bedroom property which is available with no upwards chain. This property has been very well maintained and is situated on the ground floor with its very own rear garden. The property consists of two double bedrooms, spacious lounge, modern kitchen & wet room.

Please note there will be a lease extension upon completion (currently has 36 year remaining).

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.

Entrance Porch

Door to front elevation and tiled flooring.

Entrance Hallway

Lino flooring and two storage cupboards.

Lounge

16' 4" x 11' 2" (4.98m x 3.40m)

Double glazed window to front elevation, storage heater and carpet.

Kitchen

8' 7" x 8' 5" (2.62m x 2.57m)

Double glazed window to rear elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, washing machine, tiled flooring, space for appliances.



Bedroom One

13' 5" x 8' 11" (4.09m x 2.72m)

Double glazed window to front elevation, storage heater, lino flooring and fitted wardrobes.

Bedroom Two

9' 11" x 8' 11" (3.02m x 2.72m)

Double glazed window to rear elevation, storage heater, lino flooring and storage cupboard.

Wet Room

Window to rear elevation, W.C, wash hand basin, shower, fully tiled walls and flooring.

Rear Garden

Paved patio area, pebbled flower bed, storage shed, outside tap and rear 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
 BIRMINGHAM B34 7HR

EPC Rating: E Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 25.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210873

This is a Leasehold property with details as follows; Term of Lease 99 years from 30 Nov 1962. 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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