



Gressel Lane, Birmingham



Gressel Lane, Birmingham, B33 9UX

for sale
£150,000



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 decorated to a high standard. The property consists of two double bedrooms, large lounge/diner, modern kitchen & bathroom with second W/C. Outside there is a garage as well as parking.

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 Hallway

Door to front elevation, lino flooring and stairs to first floor accommodation.

First Floor Landing

Carpet, central heating radiator and stairs down to front door.

Lounge

18' 1" max x 15' 1" max (5.51m max x 4.60m max)
Double glazed window to front elevation, central heating radiator, carpet, feature brick fire place and stairs to second floor.

Kitchen

8' 1" x 7' 11" (2.46m x 2.41m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for electric cooker and washing machine, space for appliances, vinyl flooring, tiling to splash prone areas, central heating radiator and cupboard housing central heating boiler.

W.C

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, central heating radiator and vinyl flooring.



Second Floor Landing

Loft access via hatch and carpet.

Bedroom One

10' 8" max x 15' 2" max (3.25m max x 4.62m max)
Double glazed window to front elevation,
central heating radiator and carpet.

Bedroom Two

12' 2" x 8' 6" (3.71m x 2.59m)
Double glazed window to rear elevation,
central heating radiator and carpet.

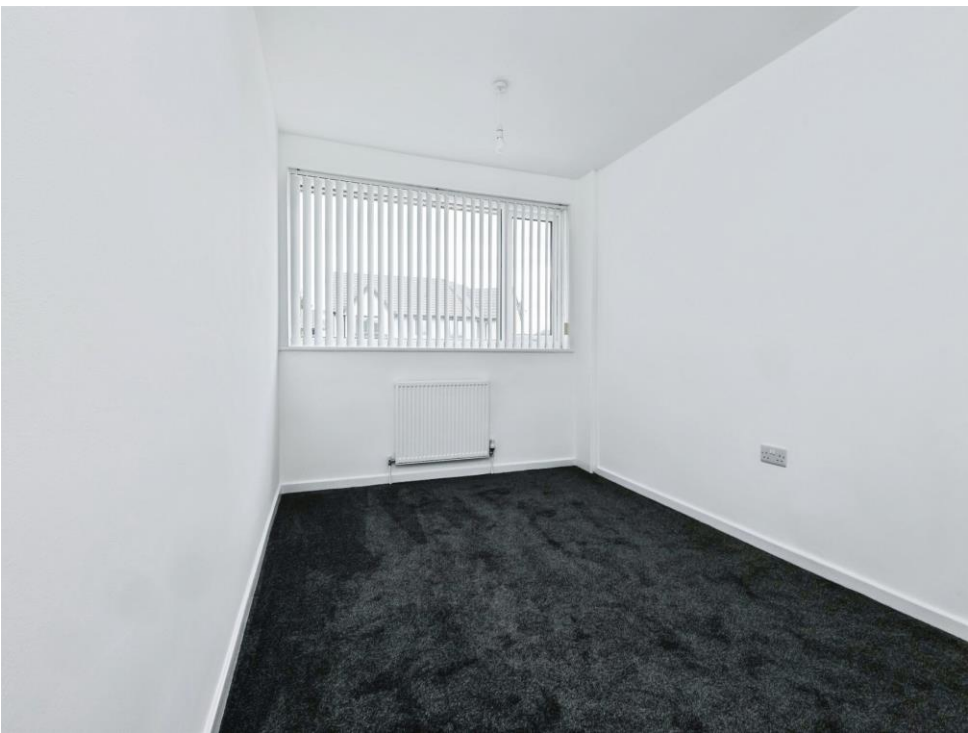
Bathroom

Double glazed window to rear elevation, W.C,
wash hand basin, bath with shower over,
central heating radiator, loft access via hatch,
tiling to walls, central heating radiator and
vinyl flooring.

Garage

Located in a separate block.









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: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 480.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW210794

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 1961. 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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