



Swains Grove, Birmingham

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Property Description

Burchell Edwards Erdington are pleased to present to you this beautifully presented three bedroom ground floor apartment situated in a very popular part of the B44 postcode. With fantastic local transport links and amenities nearby this property is sure to be busy.

The property itself comprises of a large lounge, spacious kitchen/diner, three double bedrooms, family bathroom, front and rear garden. The property is perfect for a first time buyer, someone needing ground floor accommodation or with a strong return on investment it would be perfect looking for someone to add something to their property portfolio.

This property will sell like hot cakes - do not delay - BOOK YOUR VIEWING NOW!!!

Entrance Porch

Double glazed door to side aspect.

Lounge

11' 2" max x 15' 8" max (3.40m max x 4.78m max)
Double glazed window to front aspect, central heating radiator, carpet and electric fire.

Kitchen / Diner

7' 8" max x 16' 9" max (2.34m max x 5.11m max)
Double glazed windows to side and rear aspects, double glazed door leading to the garden, a fitted kitchen comprising of a range of wall and base units with work surfaces over, one bowl sink and drainer, electric oven, gas hob and extractor hood and laminate flooring.

Bedroom One

9' 5" max x 12' 6" max (2.87m max x 3.81m max)
Double glazed window to front aspect, carpet, telephone point and central heating radiator.

Bedroom Two

13' 1" x 8' 9" (3.99m x 2.67m)
Double glazed window to rear aspect, carpet and central heating radiator.

Bedroom Three

9' 9" max x 8' 8" max (2.97m max x 2.64m max)
Double glazed window to front aspect, carpet and central heating radiator.

Bathroom

Double glazed window to rear aspect, shower cubicle, hand wash basin with vanity storage, WC, laminate flooring and extractor fan.

Garden

Patio, lawn and shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Leasehold

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Lease details are currently being compiled. 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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