



Staff Way, Erdington, Birmingham





Property Description

A beautifully presented 2 bedroom apartment in the popular Highcroft estate that would be an ideal first home or investment buy to let with no upward chain!!! Offering spacious and modern internals with two double bedrooms, large lounge, bathroom, en-suite to master bedroom, allocated parking and much much more! Book your viewing with Burchell Edwards today!

Entrance Hall

Vinyl flooring and central heating radiator.

Lounge

13' 7" x 13' 8" (4.14m x 4.17m)

Double glazed UPVC French doors with Juliet balcony, double glazed UPVC window to side aspect, TV point, vinyl flooring and central heating radiator.

Kitchen

9' 6" max x 9' 3" max (2.90m max x 2.82m max)

Double glazed UPVC window to side aspect, a range of wall and base units with work surfaces over, stainless steel sink and drainer, electric cooker, gas hob and extractor hood, integrated fridge/freezer and washing machine, cupboard housing the central heating boiler and central heating radiator.



Bedroom One

11' max x 13' 6" max (3.35m max x 4.11m max)
Double glazed UPVC window to side aspect
and central heating radiator.

En Suite

Shower, WC, hand wash basin, central
heating radiator and extractor fan.

Bedroom Two

8' 8" x 13' (2.64m x 3.96m)
Double glazed UPVC window to rear aspect
and central heating radiator.





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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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.



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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