



Spiral Court Wheelwright Road, Birmingham







## Property Description

This property needs to be viewed to be fully appreciated. The property is situated just a few minutes walk from Erdington Town Centre also the property is situated just a short drive from the M6 and within walking distance of public transport links, it makes this property perfect for anyone having to commute on a daily basis. Ideal for a small family, young professional or a professional couple. Do not delay - book your viewing now!

## Entrance Porch

Electric radiator and UPVC front door.

## Entrance Hallway

Storage cupboard and electric radiator.

## Lounge/ Diner

16' 1" x 10' 4" ( 4.90m x 3.15m )

Double glazed windows to front elevation, electric radiator, carpet and spotlights.

## Kitchen

10' 4" x 7' 1" ( 3.15m x 2.16m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated cooker and hob and tiled floor.



## Bedroom One

11' 10" x 10' 5" ( 3.61m x 3.17m )

Double glazed window to rear elevation, electric radiator and fitted wardrobes.

## Bathroom

Double glazed window to side elevation, W,C, wash hand basin, electric shower and lino floor.

## Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details



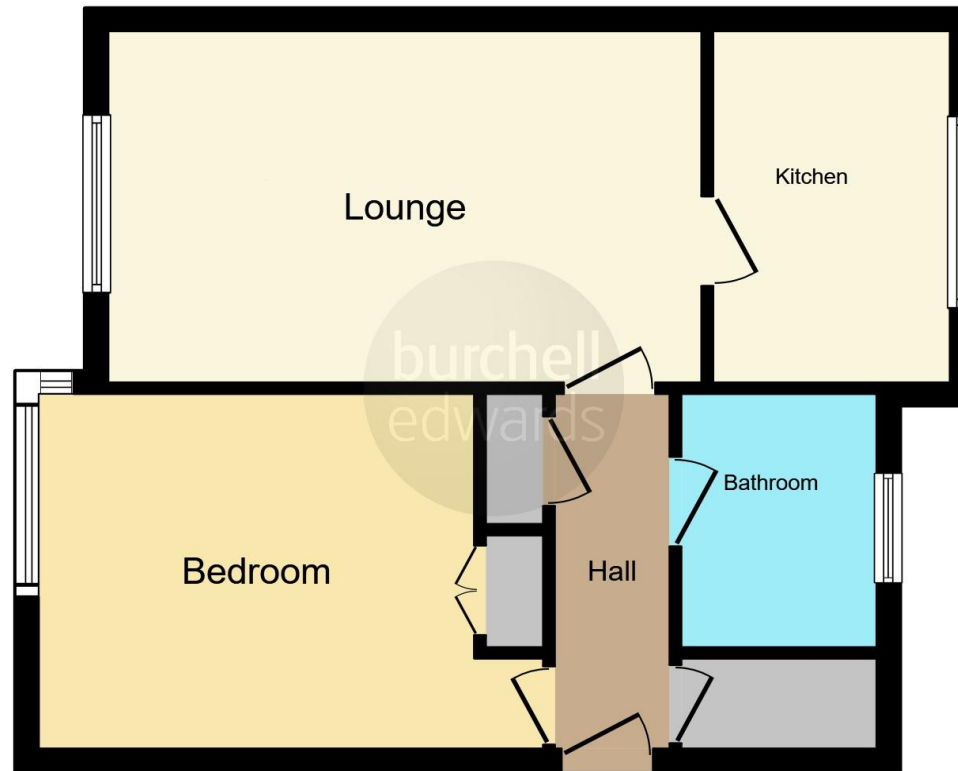












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

To view this property please contact Burchell Edwards on

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

Unit 3 Queens Court, Gravelly Hill Erdington  
BIRMINGHAM B23 6BJ

**EPC Rating: D**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/ERD206291](http://burchelledwards.co.uk/Property/ERD206291)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1982. 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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