



Suffolk House Westland Close, BIRMINGHAM





## Property Description

Burchell Edwards are pleased to offer this immaculate two bedroom property in a popular location of Erdington, within walking distance to local transport links and local amenities. The property is located on the first floor and comprises of a good size lounge, modern fitted kitchen, two double bedroom and bathroom. The property also boasts plenty of storage space and a single garage in a separate block. FOR THE POTENTIAL BUYER THEY WILL RECEIVE A SHARE OF THE FREEHOLD. LEASE EXTENSION ON COMPLETION TO 99 YEARS.

## Entrance Porch

Communal.

## Entrance Hallway

Timber door to front elevation and laminate flooring.

## Lounge

15' 3" x 11' 11" ( 4.65m x 3.63m )

Two double glazed windows to front and side elevations, central heating radiator and laminate flooring.

## Kitchen

12' 10" x 7' 1" ( 3.91m 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, tiling to splash prone areas, lino flooring and two storage cupboards.

## Bedroom One

12' 6" x 9' 11" ( 3.81m x 3.02m )

Double glazed window to front elevation, central heating radiator and laminate flooring.

## Bedroom Two

.12' 4" x 9' 4" ( 3.76m x 2.84m )

Double glazed window to front elevation, central heating radiator, laminate flooring and storage cupboard.

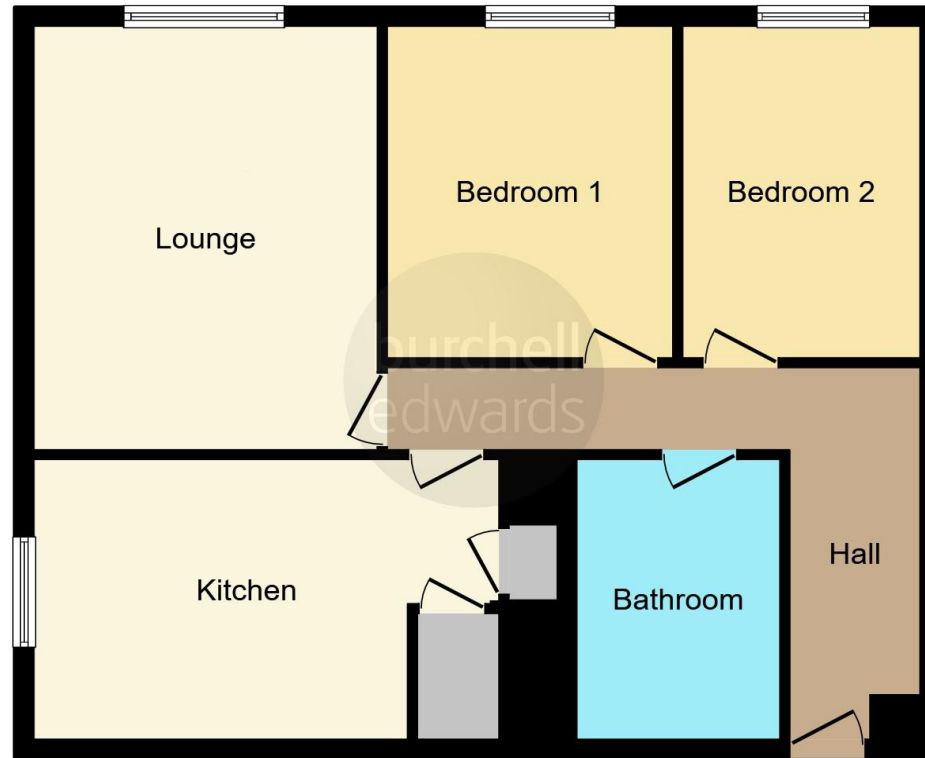
## Bathroom

Bath, W.C, wash hand basin, tiling to walls and a central heating radiator.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/ERD206553](http://burchelledwards.co.uk/Property/ERD206553)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1983. 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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