



Orchard House Orphanage Road, Birmingham







## Property Description

A well presented 2 bedroom ground floor retirement flat that is well presented throughout and offered for sale with no upward chain. Located close to Erdington town centre and all of the amenities that this provides, including good local bus routes and shops and quick access to Birmingham city centre. This property is for over 55's only and offers a great community aspect for those looking to move into this type of property.

## Entrance Hallway

Door to front elevation, two storage cupboards and storage heater.

## Lounge

11' x 12' 11" plus bay ( 3.35m x 3.94m plus bay )  
Double glazed window to front elevation,  
electric storage heater and archway into:

## Kitchen

8' 5" x 6' 2" ( 2.57m x 1.88m )  
Double glazed window to side elevation, a  
range of wall and base units with work surface  
over incorporating a sink with drainer unit,  
electric cooker and hob with extractor hood,  
space for fridge and vinyl flooring.

## Bedroom One

11' 5" x 9' 10" ( 3.48m x 3.00m )  
Double glazed window to front elevation and  
electric storage heater.

## Bathroom

W.C, wash hand basin, bath with shower over,  
half tiled walls and extractor fan.

## Garden

Communal gardens with parking.

















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)

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**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

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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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