



Enfield Close, Birmingham



Property Description

A well presented two double bedroom maisonette that would be an ideal first time buy or investment buy to let! The accommodation comprises entrance proch ,lounge/diner, fitted kitchen, two bedrooms and a family bathroom, spacious lounge, With garage in seperate block, great amenities, commuter routes on your door step and many other fantastic benefits, this could be the ideal property for you!!

Entrance Porch

Door to front elevation.

Entrance Hallway

Door to front elevation and door into:

Lounge

16' 2" x 10' 9" (4.93m x 3.28m)

Double glazed window to front elevation, electric heater and carpet.

Kitchen

9' 3" x 8' 6" (2.82m x 2.59m)

A range of wall and base units with work surface over incorporating a sink with drainer unit, electric heater, tiling to splash prone areas, tiled flooring and French doors to conservatory.

Conservatory

7' 6" x 5' 11" (2.29m x 1.80m)

Three double glazed windows to rear elevation and tiled flooring.

Inner Hallway

Two storage cupboards and doors off to:

Bedroom One

15' 9" x 9' 4" (4.80m x 2.84m)

Double glazed window to front elevation, electric heater, built in wardrobe and carpet.

Bedroom Two/ Conservatory

9' 5" x 5' 9" (2.87m x 1.75m)

Five double glazed windows and two doors to rear elevation and concrete flooring.

Bedroom Three

10' 2" x 9' 8" (3.10m x 2.95m)

Sliding door leading to lean-to, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with electric shower over, tiling to walls and tiled flooring.

Rear Garden

Laid to lawn, flower beds and fencing to all boundaries.









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

To view this property please contact Burchell Edwards on

T 0121 373 6320
E 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/ERD206784

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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ERD206784 - 0003