



Boundary Road, Birmingham

**burchell
edwards**

Boundary Road, Birmingham B23 6GN

for sale offers in excess of
£110,000



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, lounge, kitchen/diner, bathroom, Juliet balcony offering stunning views, underground parking and walkable local amenities, and more. Call to book your viewing with Burchell Edwards today.

Communal Entrance

Lift and stairs.



Entrance Hallway

Timber door to front elevation, laminate flooring and two storage cupboards.

Open Plan Kitchen/ Lounge

22' 4" x 10' 11" (6.81m x 3.33m)

Juliet balcony to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker, hob, dishwasher, washing machine, fridge freezer, spotlights, laminate flooring and tiling to splash prone areas.

Bedroom One

12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed window to rear elevation, electric radiator and laminate flooring.

Bedroom Two

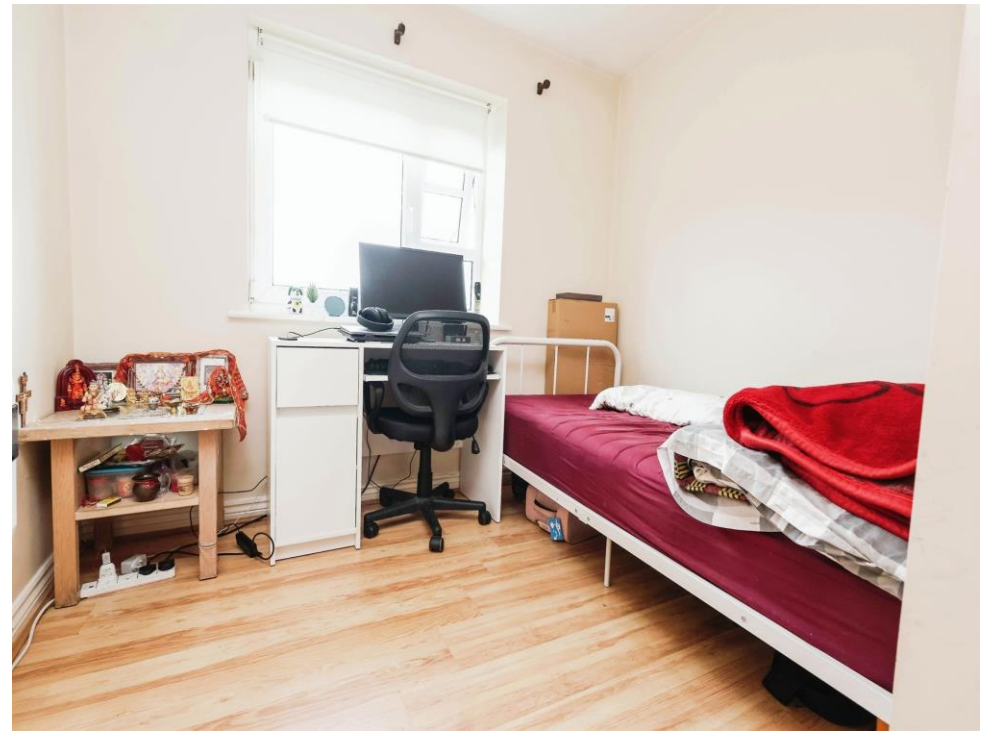
10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed window to rear elevation, electric radiator and laminate flooring.

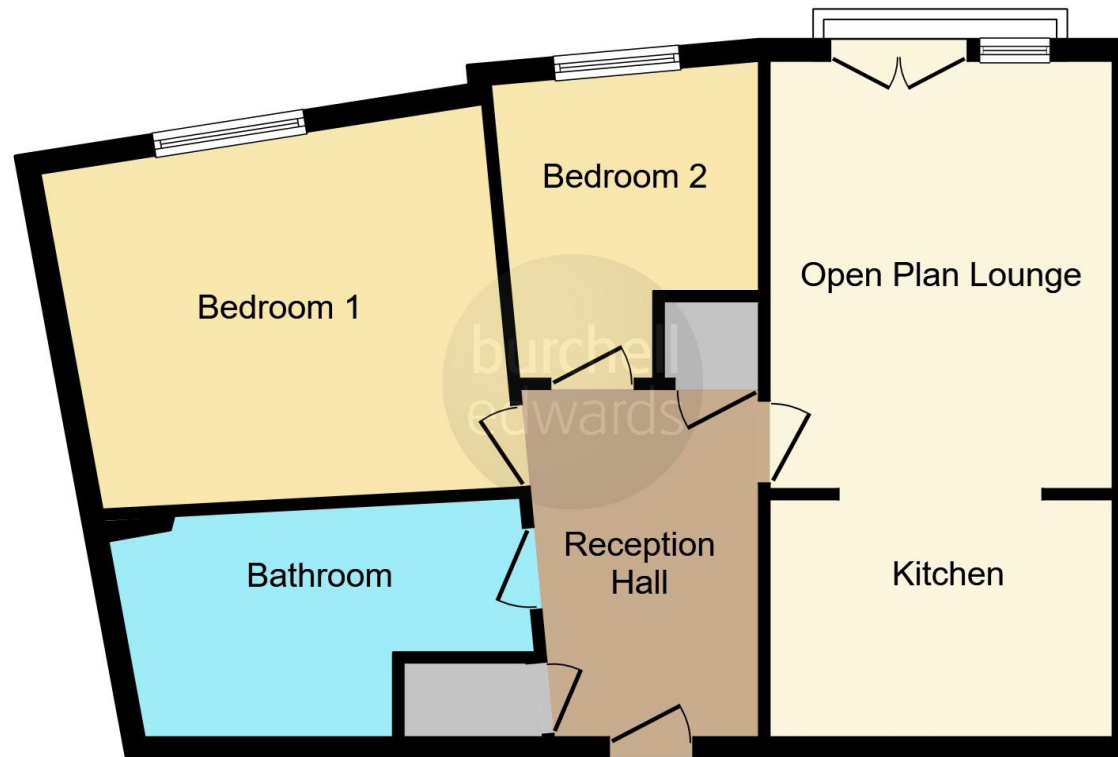
Bathroom

Bath with shower over, wash hand basin, W.C, tiling to walls, tiled flooring, spotlights and extractor.









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

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

EPC Rating: D Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/ERD207236

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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