



Nexus Point, Edwards Road, Birmingham



Property Description

Burchell Edwards Erdington are pleased to present to you this beautifully renovated two bedroom apartment with a long lease in a very popular location. This stunning property comprises of a hallway, two spacious bedrooms, open plan lounge, kitchen and dining area, a large family bathroom and various storage facilities.

This property needs to be viewed to be fully appreciated. Edwards Road is on the outskirts of Erdington town centre within a 5 minute walking distance. Close by, you can find all the shops and convenience stores that you could ever need, from a hardware store to the co-op supermarket. Erdington train station is a little over quarter of a mile away and Chester Road within a mile. The property itself is located at the top end of Edwards Road by the fire station so parking is a little easier to come by. Ideal for a small family, young professional or a professional couple.

Don't miss out on this fantastic opportunity, even for investors looking for a rental, this property will be a brilliant return on investment! BOOK YOUR VIEWING TODAY!!!

Lounge / Kitchen / Diner

21' 9" max x 16' 6" (6.63m max x 5.03m)
Double glazed window to front aspect, TV and telephone points, storage heater, a fitted kitchen comprising of a range of wall and base units with work surfaces over, a sink and drainer, an electric hob and integrated fridge/freezer, washing machine and dishwasher.

Bathroom

Hand wash basin, WC, bath, shower, fully tiled, loft access and airing cupboard next to the bathroom.

Bedroom One

15' 3" x 11' 1" (4.65m x 3.38m)
Double glazed windows to front and side aspects, electric storage heater and built-in wardrobes.

Bedroom Two

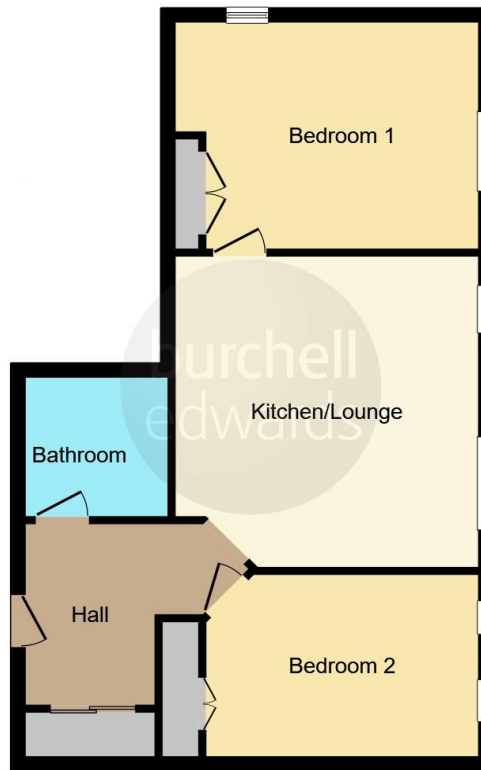
11' 7" max x 8' 9" (3.53m max x 2.67m)
Double glazed window to front aspect and electric storage heater.











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/ERD207197

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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