



Cranwell Grove, BIRMINGHAM

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Property Description

A very well presented two bedroom property with off road parking in a popular area that would be a perfect first home or investment buy to let! Offering surprisingly spacious accommodation including a lounge and separate breakfast kitchen, two bedrooms and a modern bathroom. Externally the property offers a pleasant rear garden and off road parking for two vehicles. Book your viewing with Burchell Edwards today!

Entrance Hallway

Double glazed door to front elevation, central heating radiator and stairs to first floor accommodation.

Lounge

13' 10" max x 10' 3" (4.22m max x 3.12m)
Double glazed window to front elevation, central heating radiator, laminate flooring, electric fire, under stairs storage and door to kitchen.

Kitchen

13' 4" x 8' 1" (4.06m x 2.46m)
Triple glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, central heating radiator, tiled flooring and central heating boiler.



Landing

Loft access with drop down ladders.

Loft Space

Boarded and insulated.

Bedroom One

10' 3" plus recess x 12' max (3.12m plus recess x 3.66m max)

Double glazed window to front elevation, central heating radiator, carpet and cupboard housing hot water tank.

Bedroom Two

10' 6" x 7' 2" (3.20m x 2.18m)

Triple glazed window to rear elevation, carpet and central heating radiator.

Bathroom

Triple glazed window to rear elevation, wash hand basin, W.C, bath with electric shower over, lino flooring, tiling to walls, extractor and central heating radiator.

Front Garden

Tarmac driveway providing off road parking and laid to lawn.

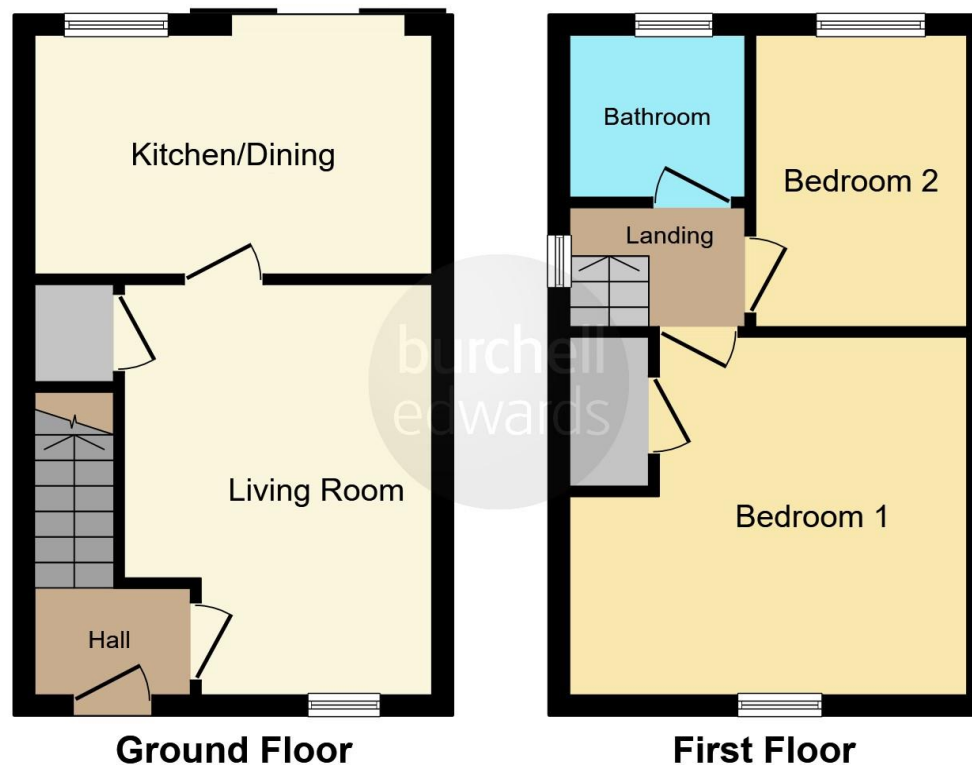
Rear Garden

Patio, pathway, laid to lawn and flower beds.









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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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/ERD206599

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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