



Queens Court Gravelly Hill North, Erdington Birmingham



Queens Court Gravelly Hill North, Erdington Birmingham B23 6BJ

for sale offers in excess of
£125,000



Property Description

A beautifully presented two double bedroom apartment located in the heart of Erdington that would be a perfect first step onto the property ladder or investment buy to let! This stunning property has been recently redecorated throughout and is move in ready, with an open plan kitchen diner and balcony, modern bathroom, two double bedrooms and entrance hall. This property is also available with no upward chain, so book your viewing with Burchell Edwards today!

Entrance Hallway

Intercom, storage cupboard and electric heater.

Kitchen/ Living/ Dining Room

19' 2" x 12' 6" (5.84m x 3.81m)

Large double glazed timber framed windows with door out onto the balcony, a range of wall and base units with work surface over incorporating a sink with drainer, electric oven, hob, extractor fan, integrated washing machine, space for appliances and electric heater.

Balcony

Great outdoor space.



Bedroom One

15' 7" max x 9' 11" (4.75m max x 3.02m)
Double glazed timber framed window to front elevation and electric wall heater.

Bedroom Two

13' 4" x 8' 11" (4.06m x 2.72m)
Double glazed timber framed window to front elevation and electric wall heater.

Bathroom

Bath with shower over, wash hand basin with vanity storage, WC, extractor fan and heated towel warmer.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/ERD206722

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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