



Gilbertstone Court, Moat Lane, Yardley, Birmingham





Property Description

A great opportunity for either a first time buyer or investor. This TWO bedroom GROUND FLOOR FLAT is ready to move into. Situated on a popular residential road, the property provides access to the newly regenerated Swan shopping centre, A45/M42/M6. Call today to view on 0121 742 1725.

Entrance Hall

Wooden door to front aspect, ceiling light point and two storage cupboards.

Lounge Area

12' 5" x 12' (3.78m x 3.66m)

Double glazed window to rear aspect, electric fire, electric radiator, TV point and ceiling light point.

Kitchen Area

9' 10" x 5' 8" (3.00m x 1.73m)

Double glazed window to side aspect, a range of wall and base units with work surfaces over, sink and drainer with mixer tap, electric hob and oven with extractor hood over, space and plumbing for a washing machine and ceiling light point.



Bedroom One

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed window to rear aspect, electric radiator and ceiling light point.

Bedroom Two

12' 2" x 6' 10" (3.71m x 2.08m)

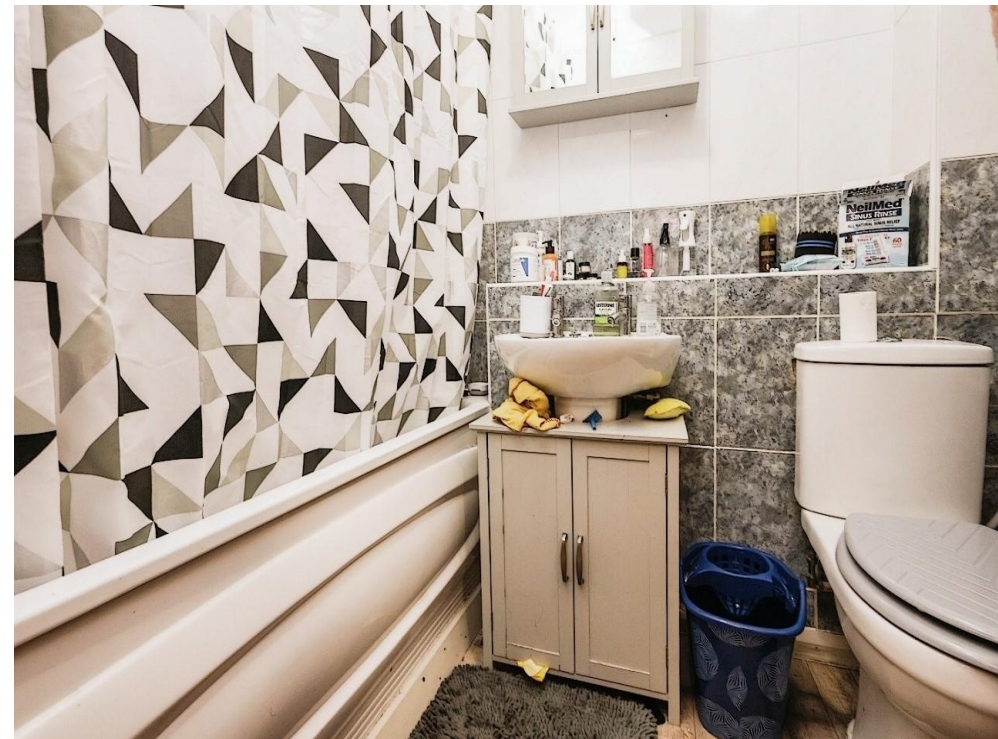
Double glazed window to rear aspect, electric radiator and ceiling light point.

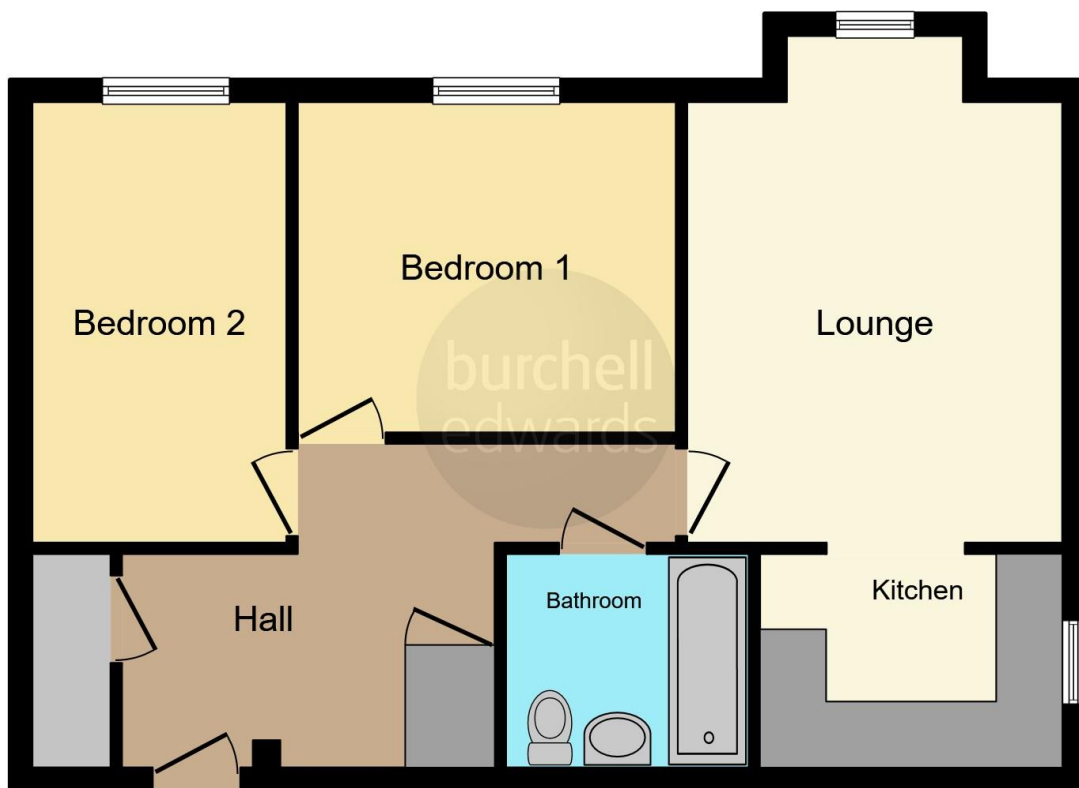
Bathroom

Bath with mixer tap and electric shower over, hand wash basin, WC, ceiling light point, extractor fan, electric towel rail and tiled walls.

Garage

Up and over door.





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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EPC Rating: E

Tenure: Leasehold



view this property online [burchelledwards.co.uk/Property/SHL208841](https://www.burchelledwards.co.uk/Property/SHL208841)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 1983. Should you require 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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