



Horse Shoes Lane, Birmingham





Property Description

IN NEED OF MODERNISATION* *CHAIN FREE* *LARGE REAR GARDEN Burchell Edwards offer the opportunity to purchase this fantastic investment opportunity in Sheldon, Birmingham. The property which is in need of modernisation offers, two bedrooms, TWO RECEPTION ROOMS, kitchen and bathroom. Further benefits include a large rear garden with plenty of potential to extend or develop STPP*. Please call if you have any further enquiries.

Entrance Hall

Loft hatch, storage and ceiling light point.

Lounge

16' x 11' 11" (4.88m x 3.63m)
Double glazed bay window to front aspect, TV point and central heating radiator.

Dining Room

10' 11" x 11' 9" (3.33m x 3.58m)
Double glazed window to side aspect, ceiling light point and central heating radiator.

Kitchen

12' 9" x 6' 1" (3.89m x 1.85m)
Two single glazed windows to rear aspect, a range of wall and base units with work surfaces over, sink and drainer with mixer tap and gas cooker point.

Lean-To

3' 10" x 4' 5" (1.17m x 1.35m)
Single glazed window to rear aspect.

Bedroom One

13' 11" x 8' 11" (4.24m x 2.72m)

Double glazed bay window to front aspect, wall lights, ceiling light point and central heating radiator.

Bedroom Two

13' x 8' 9" (3.96m x 2.67m)

Double glazed window to side aspect, ceiling light point and central heating radiator.

Bathroom

Single glazed window to rear aspect, bath with electric shower over, WC, hand wash basin, central heating radiator, ceiling light point and part tiled walls.









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: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL208900



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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