



Romford Close, Birmingham





Property Description

GROUND FLOOR! This TWO bedroom corner plot maisonette is in a FANTASTIC position and is a great alternative to a BUNGALOW! With a HUGE GARDEN and LAND to the side this has potential to extend or add a conservatory to the side or rear and still have a great garden (STPP)! A great FIRST TIME BUY or BUY TO LET!

Front Garden

Private front garden with lawn and outside storage cupboard.

Entrance Porch

Wood effect laminate flooring.

Lounge

12' x 16' 7" (3.66m x 5.05m)
Double glazed windows to front and side elevations, wood effect laminate flooring and central heating radiator.

Kitchen

9' 1" x 9' 3" (2.77m x 2.82m)
Double glazed window to rear elevation, single glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, space and connections for washing machine, electric hob with extractor over, built in oven, tiled to splash prone areas.

Rear Porch

Double glazed windows to side and rear elevations and double glazed door to garden.

Hallway

Wood effect laminate flooring and built in storage cupboard.

Bedroom One

9' 11" x 11' 8" (3.02m x 3.56m)

Double glazed window to front elevation, central heating radiator and built in double wardrobes.

Bedroom Two

10' x 13' 6" plus wardrobes (3.05m x 4.11m plus wardrobes)

Double glazed window to rear elevation, central heating radiator and wood effect laminate flooring.

Bathroom

8' 7" x 5' 7" (2.62m x 1.70m)

Double glazed window to rear elevation, central heating radiator, wood effect laminate flooring, low level flush W.C, hand wash basin, shower cubicle and tiled to splash prone areas.

Rear Garden

patio area, side access and fencing to all boundaries.









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: C

Tenure: Leasehold

view this property online [burchelledwards.co.uk/Property/SHL209403](https://www.burchelledwards.co.uk/Property/SHL209403)

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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