



Bordesley Close, Birmingham





## Property Description

THREE BEDROOM first floor flat within walking distance to HEARTLANDS HOSPITAL! Ideal for FIRST TIME buyers or anyone looking for an INVESTMENT opportunity. This beautifully presented flat is ready to move into! CALL 0121 742 1725!

## Entrance Hallway

Storage cupboard.

## Lounge

14' 9" x 10' 4" ( 4.50m x 3.15m )  
Double glazed window to front elevation and central heating radiator.

## Kitchen

8' 11" x 7' 11" ( 2.72m x 2.41m )  
Double glazed window to front elevation and a range of wall and base units with work surface over incorporating a sink with drainer unit.



## Bedroom One

11' 5" x 10' 8" ( 3.48m x 3.25m )

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

## Bedroom Two

11' 5" x 11' 2" ( 3.48m x 3.40m )

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

8' 9" x 10' 4" ( 2.67m x 3.15m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window, bath, shower, central heating radiator, wash hand basin and W.C.















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

**T 0121 742 1725**  
**E sheldon@burchelledwards.co.uk**

2208 Coventry Road Sheldon  
BIRMINGHAM B26 3JH

**EPC Rating: C**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SHL209731](http://burchelledwards.co.uk/Property/SHL209731)**

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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: SHL209731 - 0003