



Wagon Lane, BIRMINGHAM

burchell
edwards



Property Description

BEAUTIFULLY PRESENTED! This high spec ONE BEDROOM apartment is in a great location! Having an open plan kitchen lounge and close to transport routes and shops this is NOT ONE TO MISS! This is perfect for a first time buyer to get onto the property ladder or an investors dream with great rental potential. Call now on 0121 742 1725

Entrance Hallway

Electric heater.

Kitchen

14' 10" max x 18' 3" max (4.52m max x 5.56m max)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, ceramic hob, electric oven, cooker hood, fridge freezer, washing machine and two electric heaters.



Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

Double glazed window to rear elevation and electric heater.

Bathroom

Shower cubicle with electric shower, wash hand basin, W.C, tiled flooring, tiling to splash prone areas, central heating radiator and spotlights.

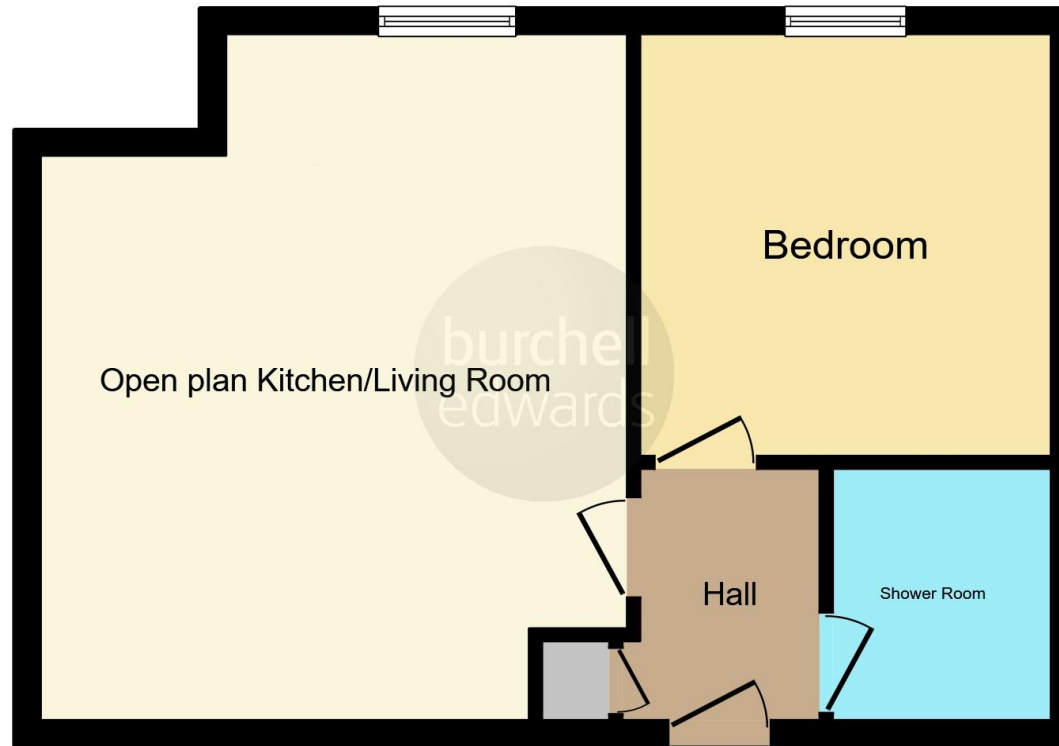
Parking

Allocated parking space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: D

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHL209772

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL209772 - 0004