



Church Road, Sheldon Birmingham

burcell
edwards



Property Description

GROUND FLOOR! This TWO bedroom maisonette is in a FANTASTIC position close to local transport links, schools and amenities! A great alternative to a BUNGALOW or great FIRST TIME BUY or BUY TO LET! Call Now on 0121 742 1725 to view.

Entrance Porch

Door and window to front elevation.

Lounge

15' 3" plus recess x 9' 11" into recess (4.65m plus recess x 3.02m into recess)
Window to front elevation and central heating radiator.

Kitchen

9' 9" x 7' into recess (2.97m x 2.13m into recess)
Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and hob.



Bedroom One

14' 3" x 7' 10" plus wardrobe (4.34m x 2.39m plus wardrobe)

Double glazed window, central heating radiator and built in wardrobes housing central heating boiler.

Bedroom Two

10' 9" max x 7' 9" max (3.28m max x 2.36m max)

Double glazed window and central heating radiator.

Bathroom

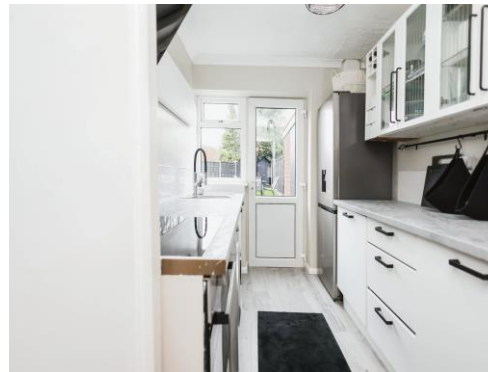
Double glazed window, W.C, wash hand basin with vanity unit, bath with shower over and heated towel rail.

Frontage

Lawned frontage with slabbed pathway to front door.

Rear Garden

Well maintained garden with slabbed patio, sleeper steps leading up to lawn, further small slabbed area ideal for seating, fencing to all boundaries, access to side garden that compromises of gravel with paved steps and gated access to frontage.









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

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EPC Rating: C

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHL210549

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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