



Church Road, Sheldon Birmingham

**burchell
edwards**



Property Description

STUNNING! This is a fantastic buy, its been completely refurbished to a HIGH STANDARD and is perfect for a FIRST TIME BUYER or investor who just wants something that is ready to let! Central heating and with a health lease of 90 years as well as low overheads and a GARAGE in a separate block!!!!

Lounge

10' x 17' 5" (3.05m x 5.31m)

Double glazed window to front elevation, a central heating radiator and a door to the:

Kitchen

7' 1" x 9' 10" (2.16m x 3.00m)

Double glazed window to rear elevation, a range of wall and base units with work surfaces over, stainless steel sink with mixer taps, integrated electric oven and hob, space and plumbing for a washing machine, fridge/freezer and a dishwasher, part tiling to walls and laminate wood effect laminate flooring.



Master Bedroom

8' 2" x 14' 3" (2.49m x 4.34m)

Double glazed window to front elevation, built in storage cupboard and a central heating radiator.

Bedroom Two

7' 9" x 7' 9" (2.36m x 2.36m)

Double glazed window to rear elevation and a central heating radiator.

Bathroom

6' 10" x 7' 9" (2.08m x 2.36m)

Obscure double glazed window to rear elevation, low level flush W.C, pedestal wash hand basin, bath with shower over, tiling to all walls, heated towel rail, extractor fan, storage cupboard and loft access.

Garage

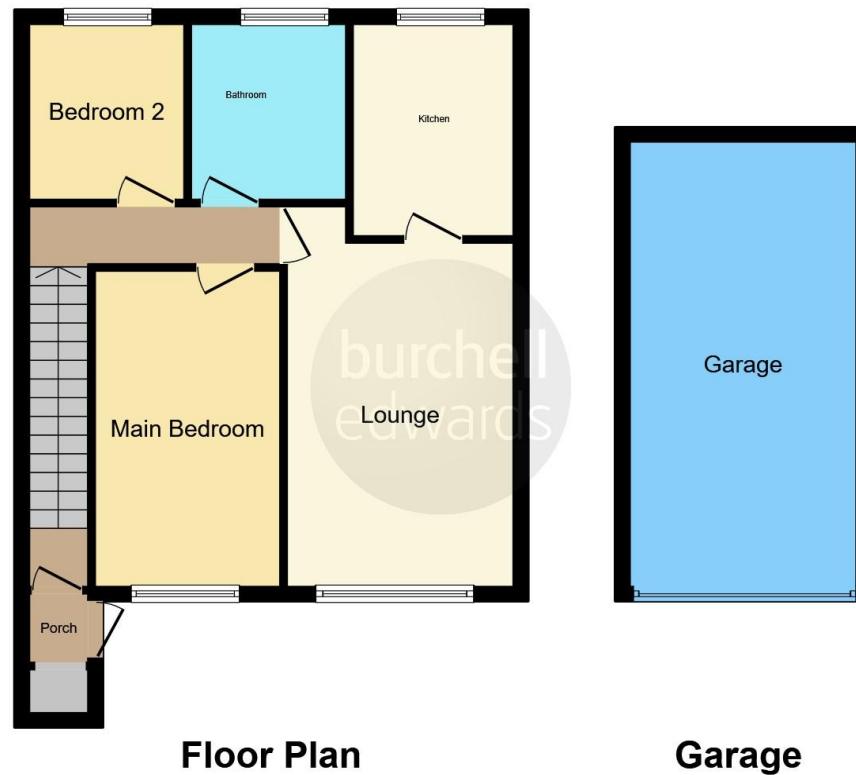
8' 2" x 14' 3" (2.49m x 4.34m)

Access in end block.









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: Awaited

Tenure: Leasehold

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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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