



Loeless Road, Birmingham





Property Description

Offered with NO ONWARD CHAIN, this is an ideal FIRST TIME BUY or INVESTMENT opportunity. In a GREAT location, the property is situated near to LEA HALL TRAIN STATION and provides road links to Birmingham and Solihull. To view this property, call the sales team on 0121 742 1725.

Lounge

12' 8" x 11' 8" max (3.86m x 3.56m max)

Double glazed window to front elevation, two central heating radiators and under stairs storage.

Kitchen

16' 7" x 6' 6" max (5.05m x 1.98m max)

Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, central heating radiator, central heating boiler, tiled flooring and tiling to splash prone areas.

Conservatory/ Lean To

Windows to rear elevation and electrics.



Landing

Loft access via hatch.

Bedroom One

16' 7" x 9' 5" max (5.05m x 2.87m max)

Two double glazed windows to front elevation, central heating radiator and storage over stairs.

Bedroom Two

9' 5" max x 8' 9" max (2.87m max x 2.67m max)

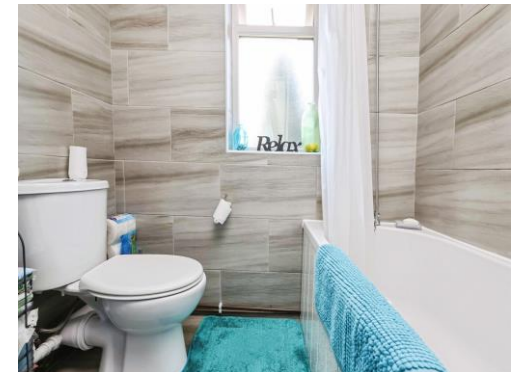
Double glazed window to rear elevation and central heating radiator.

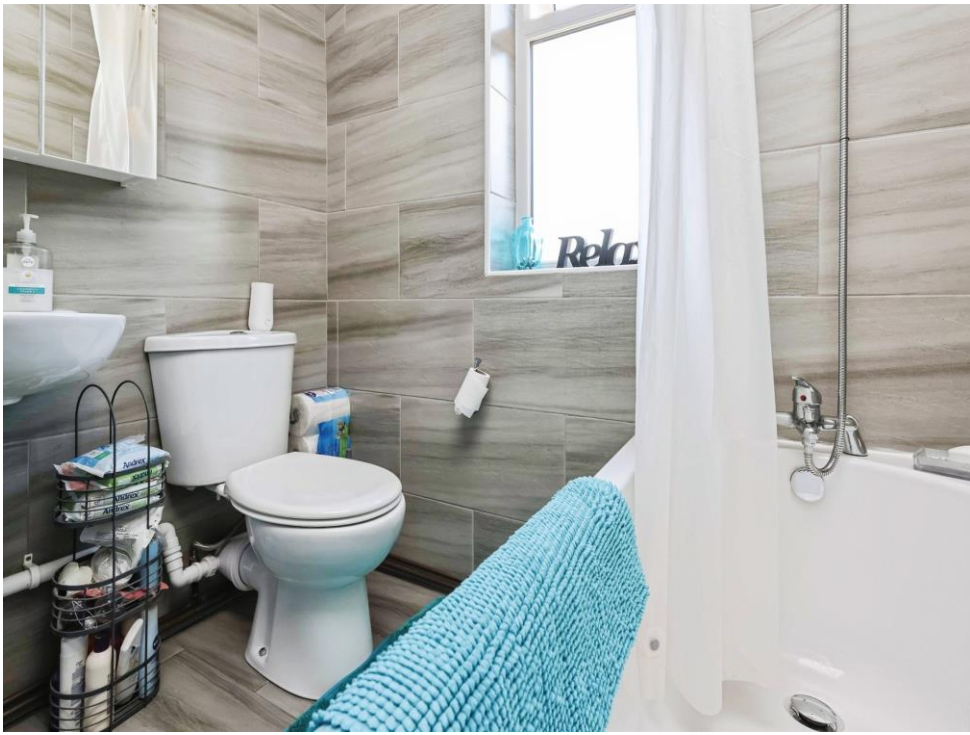
Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, central heating radiator, extractor, tiling to splash prone areas and tiled flooring.

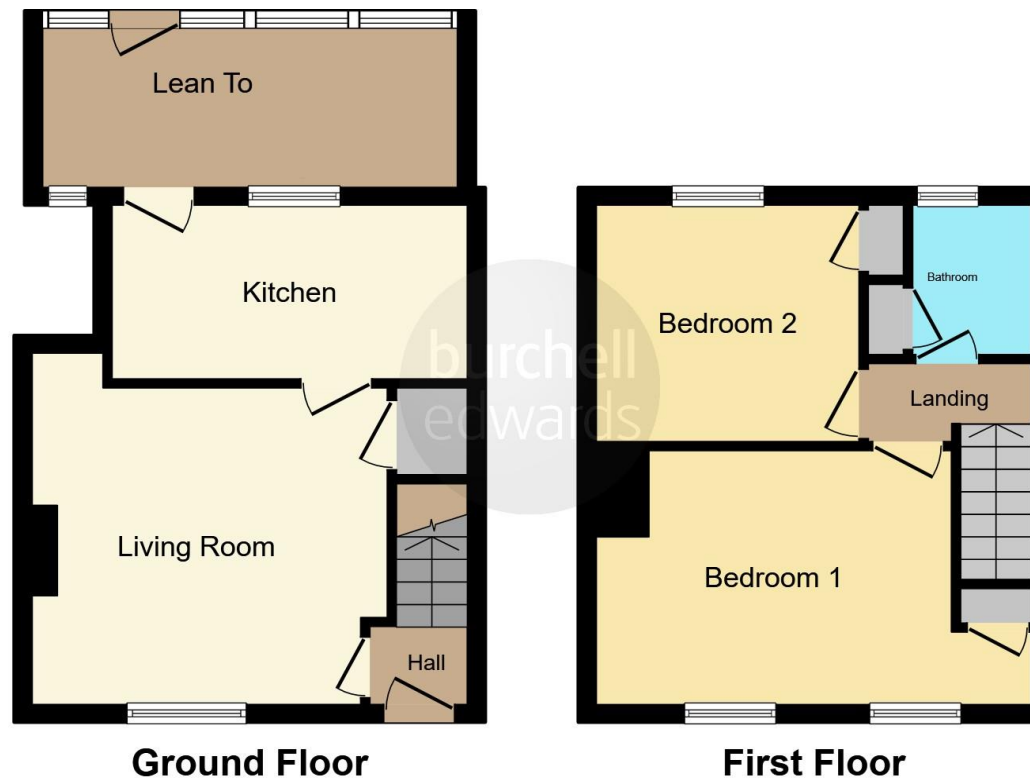
Rear Garden

Lawned area, slabbed patio and access to the rear.









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: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL210693



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: SHL210693 - 0003