



Swancote Road, Birmingham

burchell  
edwards



Swancote Road, Birmingham, B33 9JE

for sale  
**£220,000**



### Property Description

DONT MISS OUT!!!! This is an ideal FIRST TIME BUY or INVESTMENT opportunity. Great condition ready to move into In a GREAT location, the property is situated in a SOUGHT AFTER AREA and provides road links to Birmingham and Solihull. To view this property, call the sales team on 0121 742 1725!!!!

### Lounge

13' 8" x 12' 1" ( 4.17m x 3.68m )

Double glazed window to front elevation, electric fire place, storage, two central heating radiators and stairs to first floor accommodation.

### Kitchen

16' 6" x 8' 6" ( 5.03m x 2.59m )

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, space for appliances, tiled flooring, spotlights, central heating boiler, central heating radiator.



## Landing

Loft access.

## Bedroom One

15' 3" x 10' 1" ( 4.65m x 3.07m )

Two double glazed windows to front elevation, carpet and built in storage.

## Bedroom Two

10' 9" x 9' 8" ( 3.28m x 2.95m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

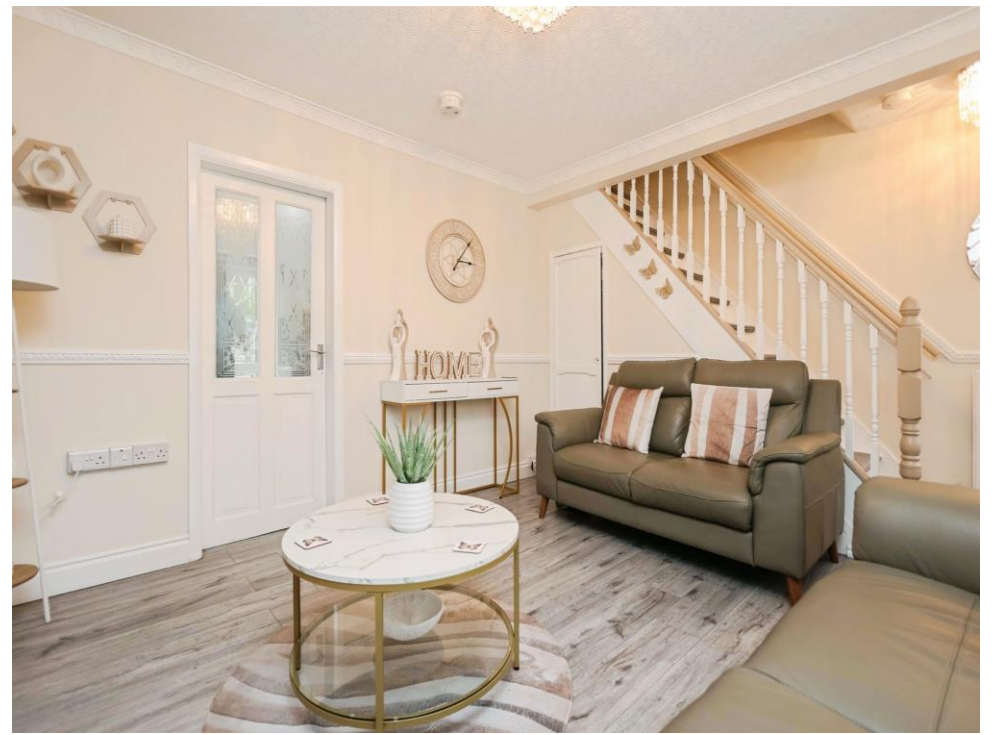
Double glazed window to rear elevation, .WC, wash hand basin, bath, shower, spotlights, tiling to walls and central heating radiator.

## Rear Garden

Enclosed slabbed garden with side access to frontage.

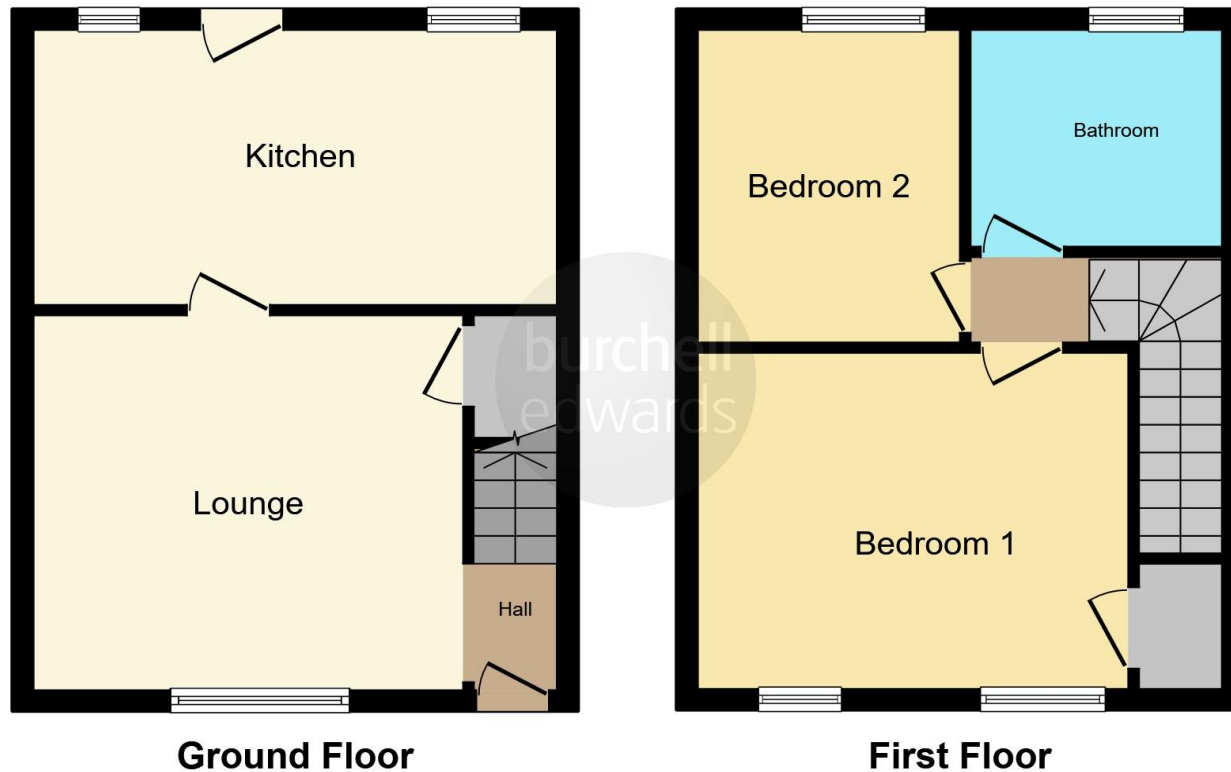












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/SHL211019](http://burchelledwards.co.uk/Property/SHL211019)



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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