







# **Property Description**

DONT MISS OUT!!! This property is in great location and just ready for a FIRST TIME BUYER to put their stamp on it or ripe for an INVESTOR to snap up and let out! With TWO BEDROOMS, LOFT ROOM & Being in a great location for shops and transport routes this is great value for money and will not be around long! CALL NOW 0121 742 1725!

#### Lounge

11' 8" x 11' 2" ( 3.56m x 3.40m ) Central heating radiator.

## **Dining Room**

11' 2" x 11' 3" ( 3.40m x 3.43m ) Double glazed window to front elevation and central heating radiator.

#### Kitchen

12' 5" x 7' 4" ( 3.78m x 2.24m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted hob and oven, space for appliances, tiling to splash prone areas.





### Landing

All doors off.

#### **Bedroom One**

11' 5" x 11' 3" ( 3.48m x 3.43m )

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

#### **Bedroom Two**

11' 9" x 8' 4" ( 3.58m x 2.54m )

Double glazed window to rear elevation,

#### Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower and central heating radiator.

#### **Ground Floor W.C**

W.C, wash hand basin, tiling to walls and central heating boiler housed.

#### Lean-To

14' 8" x 11' 3" ( 4.47m x 3.43m )

Double glazed windows to side and rear elevations.

### **Loft Room**

12' 4" x 11' 3" ( 3.76m x 3.43m )

Double glazed window to rear elevation and central heating radiator.

#### **Loft Bathroom**

Double glazed window to side elevation, shower cubicle, W.C, wash hand basin and tiling to walls.









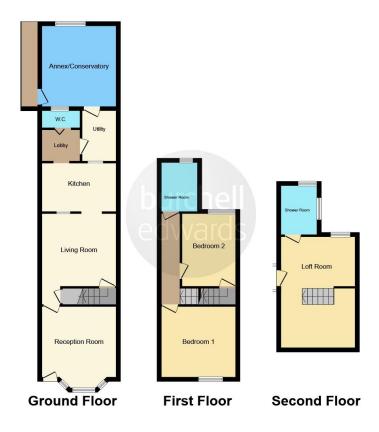








Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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: E Council Tax Band: A

view this property online burchelledwards.co.uk/Property/SHL211178



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.
These particulars do not constitute part or all of an offer or contract.
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.
We have not tested 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.

Tenure: Freehold