



Claire Court, Chaffcombe Road, BIRMINGHAM



Property Description

A traditional style two bedroom, ground floor apartment situated in a popular location of Sheldon. Accommodation comprises communal entrance with intercom, entrance hallway, lounge / dining room, kitchen, two bedrooms and bathroom. Property further benefits from double glazing, garage in a separate block, communal gardens, and no upward chain. This property will have an extended lease on completion.

Communal Entrance

Intercom system and door into

Entrance Hallway

All doors off:

Lounge

15' 9" x 12' 3" (4.80m x 3.73m)

Double glazed windows to side and rear elevation.

Kitchen

11' 7" x 6' 2" (3.53m x 1.88m)

a range of wall and base storage units with work surface over incorporating a sink with drainer unit, built in cooker, hob and extractor, space for appliances, space and plumbing for washing machine, tiling to splash prone areas, double glazed window to side elevation,



Bedroom One

11' 8" x 11' 4" (3.56m x 3.45m)

Double glazed window to side elevation.

Bedroom Two

9' 3" x 6' 9" (2.82m x 2.06m)

Double glazed window to side elevation.

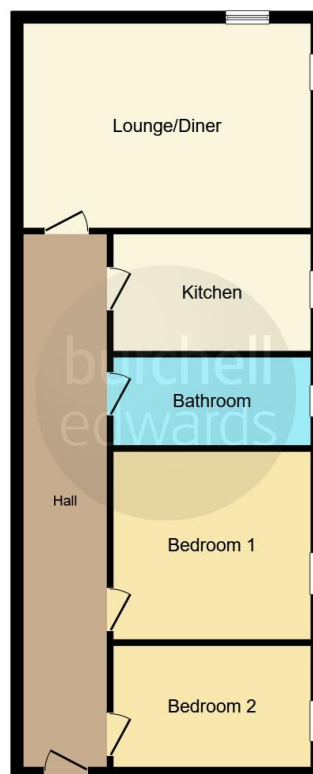
Bathroom

Double glazed window to side elevation, wash hand basin, W.C, roll top bath, tiling to splash prone areas, tiled flooring.









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: D Council Tax
 Band: B

Service Charge:
 1392.00

Ground Rent:
 30.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHL211183

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1974. Should you require 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.

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: SHL211183 - 0002