



Dalewood Croft, Birmingham





## Property Description

NO CHAIN! This ONE bedroom GROUND FLOOR Maisonette is in great condition with a rear garden! Perfect for FIRST TIME BUYERS or INVESTORS If you are looking for a property to just move in to then this is the one for you being RECENTLY RENOVATED you just need to add your own stamp. The property is ideally located for easy access to SOLIHULL, LOCAL SHOPS, BUS and ROAD LINKS. Do not miss this opportunity, so call us NOW on 0121 742 1725.

## Entrance Hallway

Door to front elevation, electric radiator and three storage cupboards.

## Lounge

13' 1" x 11' 5" ( 3.99m x 3.48m )  
Two double glazed windows to front elevation and electric radiator.

## Kitchen

9' 9" x 7' 9" ( 2.97m x 2.36m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to walls, space for appliances.

## Bedroom One

12' 10" into wardrobes x 9' 3" max ( 3.91m into wardrobes x 2.82m max )  
Double glazed window to front elevation, electric radiator and fitted wardrobes.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with electric shower over, electric radiator and tiling to walls.

## Rear Garden

Lanwed area, storage shed and fencing to all boundaries.

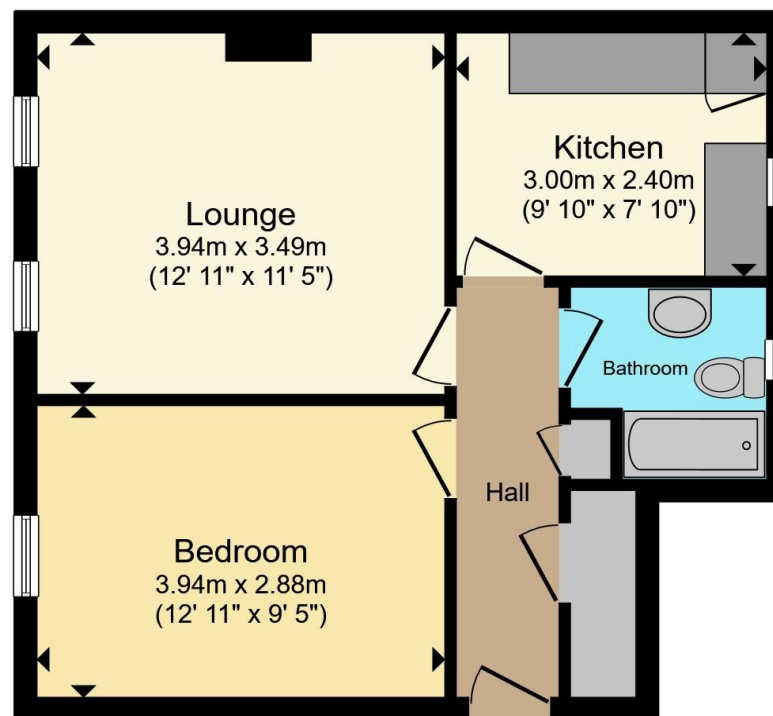












Total floor area 43.4 m<sup>2</sup> (467 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

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EPC Rating: D Council Tax  
 Band: A

Service Charge: 250.00 Ground Rent:  
 5.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SHL211331](http://burchelledwards.co.uk/Property/SHL211331)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 03 Dec 1990. 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.

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