



Gilberstone Court Moat Lane, Yardley Birmingham





## Property Description

NO CHAIN!!! IN NEED OF MODERNISATION. A great opportunity for an investor. This ONE bedroom GROUND FLOOR FLAT. Situated on a popular residential road, the property provides access to the newly regenerated Swan shopping centre, A45/M42/M6. Call today to view on 0121 742 1725.

## Entrance Hallway

Airing cupboard, storage cupboard and electric heater.

## Bedroom

11' 9" x 9' 3" ( 3.58m x 2.82m )  
Double glazed window to front elevation and electric heater.

## Lounge

10' 5" x 13' 6" into recess ( 3.17m x 4.11m into recess )  
Double glazed window to front elevation and two electric heaters.

## Kitchen

8' 1" x 5' 6" ( 2.46m x 1.68m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric point and cooker hood.

## Bathroom

Bath with electric shower over, wash hand basin, W.C, extractor fan and tiling to splash prone areas.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E sheldon@burchelledwards.co.uk**

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**EPC Rating: E**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SHL209400](https://www.burchelledwards.co.uk/Property/SHL209400)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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Property Ref: SHL209400 - 0005