



Meadway, Birmingham





Property Description

BEAUTIFULLY PRESENTED! Get all the guarantees of a NEW BUILD without the hassle of snagging. This TWO BEDROOM semi detached is situated in a popular location. Perfect for a FIRST TIME BUYER or B2L investor this will not be around long!!! Call now on 0121 742 1725 to book a viewing before it's too late.

Entrance Hallway

Composite door to front elevation and central heating radiator.

Lounge

15' 7" into bay x 9' 10" max (4.75m into bay x 3.00m max)

Double glazed bay window to front elevation and two central heating radiators.

Kitchen/ Diner

11' 11" max x 13' 3" max (3.63m max x 4.04m max)

Double glazed double doors and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, fridge freezer, space and plumbing for washing machine, central heating radiator, spotlights and under stairs storage.



Landing

Loft hatch giving access to loft storage.

Bedroom One

9' 9" plus recess x 13' 4" max (2.97m plus recess x 4.06m max)

Double glazed window to rear elevation, built in wardrobes and central heating radiator.

Bedroom Two

13' 5" max x 8' 8" (4.09m max x 2.64m)

Two double glazed windows to front elevation, built in storage and central heating radiator.

Bathroom

Double glazed window to side elevation, bath with mixer shower over, wash hand basin, W.C, tiling to splash prone areas, central heating radiator, spotlights and extractor fan.

Ground Floor W.C

Double glazed window to side elevation, W.C, part tiled walls and central heating radiator.

Rear Garden

Slabbed patio leading to laid lawn and fencing to all boundaries.









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: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL209720



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: SHL209720 - 0002