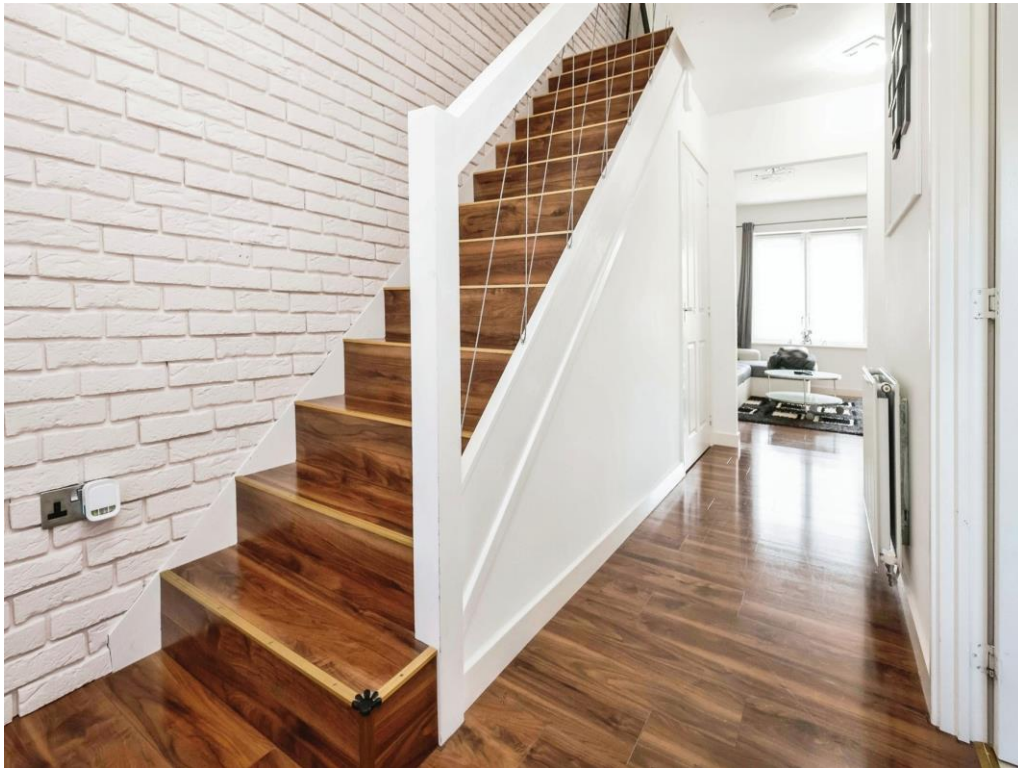




Manston Road, Birmingham





Property Description

WAIT FOR IT!!! TOO LATE!! Or at least it could be if you do not book your viewing quickly This two bedroom semi-detached located on a popular road in SHELDON is the perfect buy for any FIRST TIME BUYER! Needs to be seen to appreciate the size so call NOW TO VIEW on 0121 742 1725.

Entrance Hallway

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

Lounge

14' 4" x 12' (4.37m x 3.66m)
Double glazed door and window to rear elevation and central heating radiator.

Kitchen

11' 3" x 7' 7" (3.43m x 2.31m)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, induction hob, cooker hood, space and plumbing for washing machine, central heating radiator, spotlights, tiled flooring and tiling to splash prone areas.



Landing

Airing cupboard and loft access.

Bedroom One

12' 2" x 9' 7" plus wardrobes (3.71m x 2.92m plus wardrobes)

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

Bedroom Two

14' 8" x 10' 7" (4.47m x 3.23m)

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

Shower Room

Double glazed window to side elevation, shower cubicle with rainfall shower, wash hand basin, spotlights, extractor fan and tiling to walls and floor.

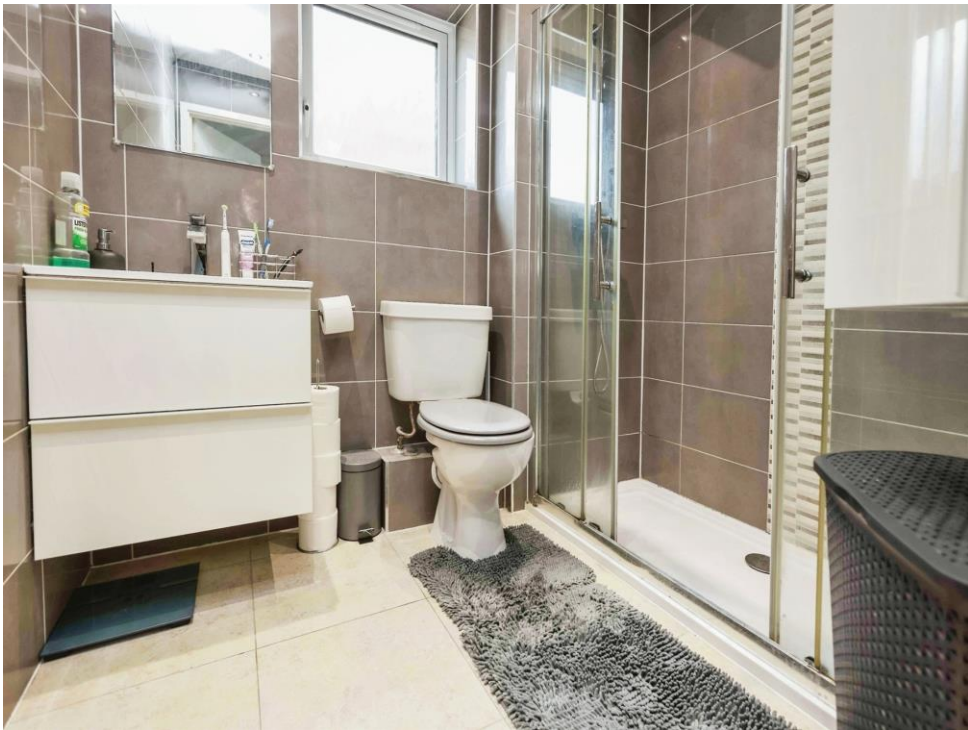
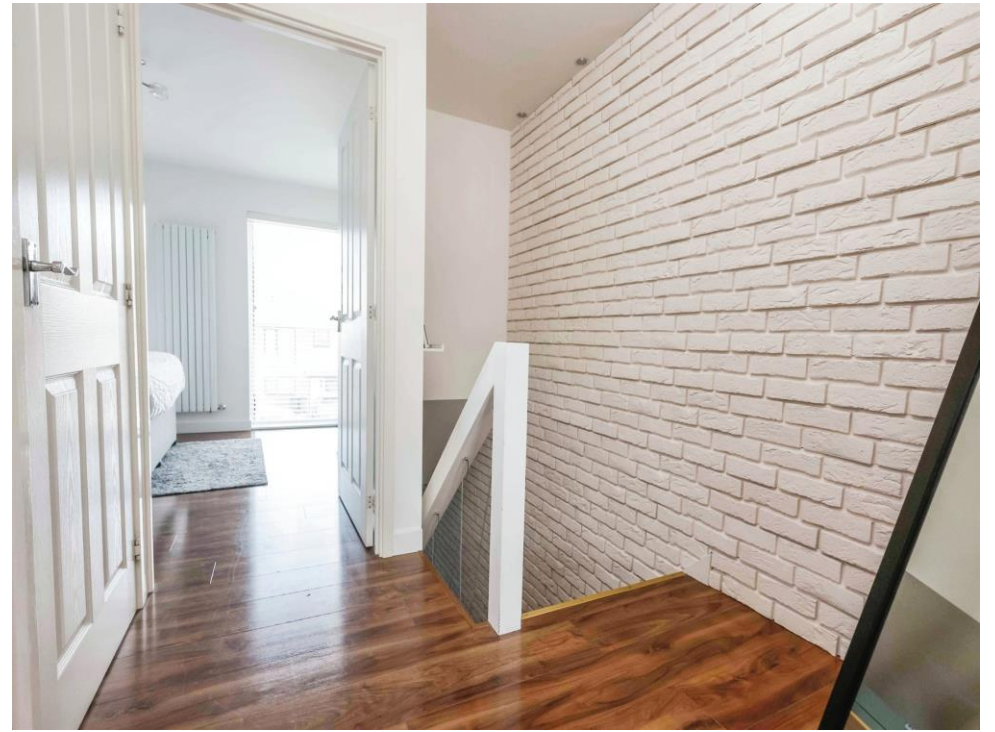
Ground Floor W.C

Double glazed window to side elevation, wash hand basin, W.C, heated towel rail and tiling to walls and floor.

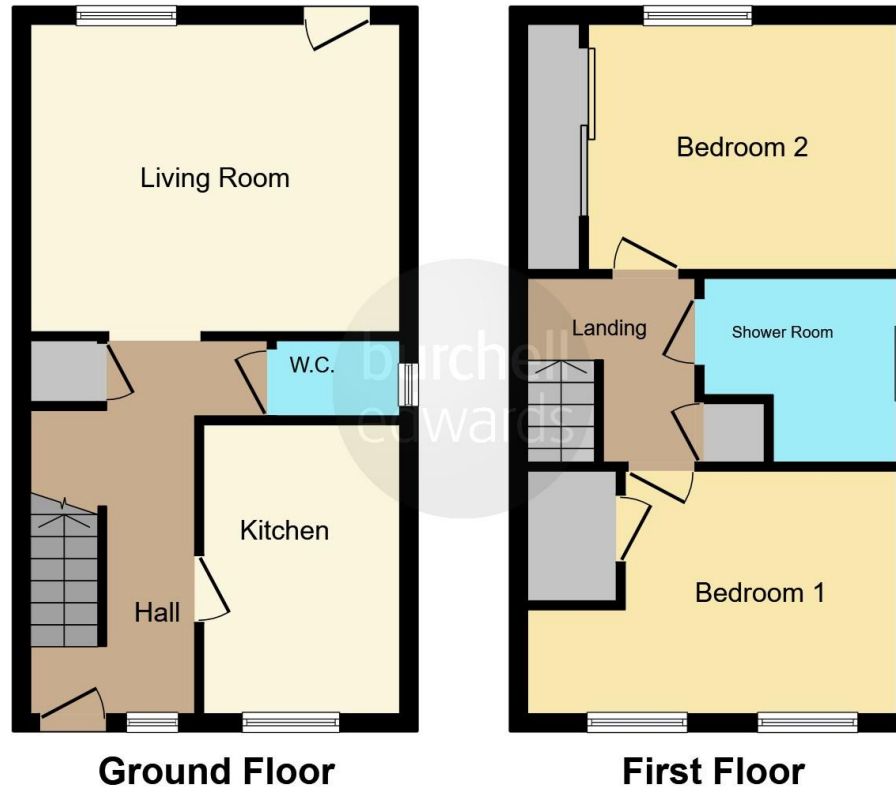
Rear Garden

Slabbed patio, laid lawn, outside tap, side access to frontage 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

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EPC Rating: C

Tenure: Freehold

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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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