



Shaftmoor Lane, Hall Green BIRMINGHAM







## Property Description

Burchell Edwards are proud to offer this three bedroom, ground floor maisonette in the Hall Green area. This property is spacious throughout and offers plenty of access to local amenities, public transport and even has its own garden space. Ideal for First time buyers or investors.

## Entrance Hall

Door to side aspect, laminate floor, two ceiling lights, central heating radiator and storage cupboard.

## Lounge

14' 6" x 11' 2" max ( 4.42m x 3.40m max )  
Double glazed window to rear aspect, door to the garden, laminate floor, ceiling light, TV point, gas fire and ceiling light.

## Kitchen

10' 9" x 10' 1" ( 3.28m x 3.07m )  
Double glazed window to front aspect, a range of wall and base units with work surfaces over, breakfast bar, stainless steel sink and drainer, gas cooker point, integrated washing machine, pantry, central heating boiler, central heating radiator, lino floor, two ceiling lights and tiled to splashback areas.



## Bedroom One

13' 2" x 10' 2" ( 4.01m x 3.10m )

Double glazed window to front aspect, ceiling light, central heating radiator and carpet.

## Bedroom Two

9' 9" x 11' 2" ( 2.97m x 3.40m )

Double glazed window to front aspect, ceiling light, central heating radiator and carpet.

## Bedroom Three

9' 2" x 8' 1" ( 2.79m x 2.46m )

Double glazed window to front aspect, ceiling light, central heating radiator and laminate floor.

## Bathroom

Opaque double glazed window to side aspect, bath with mixer tap and handheld shower, hand wash basin, airing cupboard, fully tiled, ceiling light, lino floor and central heating radiator.

## Garden

Lawn area and storage unit.















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 733 3553**  
**E [shirley@burchelledwards.co.uk](mailto:shirley@burchelledwards.co.uk)**

183 Stratford Road Shirley  
SOLIHULL B90 3AU

**EPC Rating: C**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SHI207209](http://burchelledwards.co.uk/Property/SHI207209)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 2016. 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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