



Exel Drive, Birmingham





Property Description

This modern two-bedroom first-floor apartment, just under six years old, offers stylish urban living close to Birmingham city centre. The property features an open-plan kitchen and living area, two well-sized bedrooms, and a contemporary bathroom. With allocated parking and additional visitor spaces, it provides both comfort and convenience in a prime location. Ideal for professionals or investors seeking a well-connected home.

Entrance Hallway

Central heating radiator, storage cupboard, intercom system and all doors off to:

Lounge

10' 3" x 13' 3" (3.12m x 4.04m)
Double glazed window to rear elevation and central heating radiator.

Kitchen

9' 8" x 7' 6" (2.95m x 2.29m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, air filter, extractor, washing machine and central heating boiler.

Bedroom One

9' 10" x 11' 11" (3.00m x 3.63m)
Double glazed window to front elevation and central heating radiator.

Bedroom Two

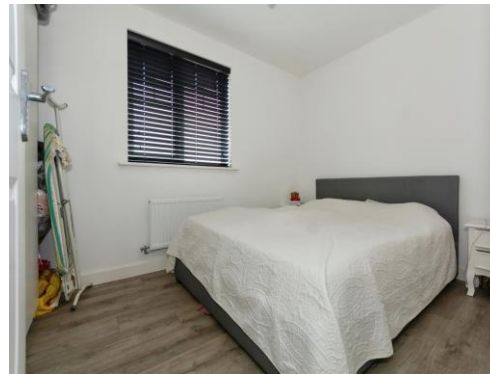
7' 10" x 11' 1" (2.39m x 3.38m)
Double glazed window to front elevation and central heating radiator.

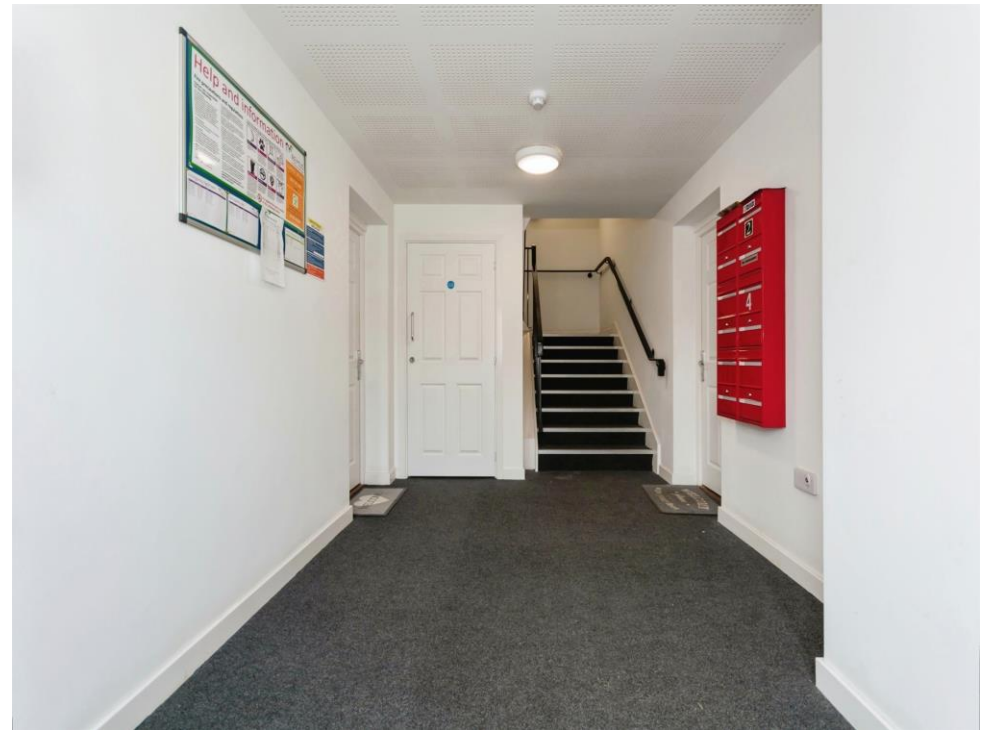
Bathroom

Double glazed obscure window to side elevation, W.C, wash hand basin, bath with extractor over, central heating radiator and extractor.

Parking

Allocated parking space.









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: B

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHI207933

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. 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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