



Wagon Lane, Birmingham

burchell  
edwards



## Property Description

BEAUTIFULLY PRESENTED! This high spec TWO BEDROOM apartment is in a great location! Having an open plan kitchen lounge with a range of appliances and close to transport routes being located in walking distance of the A45 and local shops this is NOT ONE TO MISS! This is perfect for a first time buyer to get onto the property ladder or an investors dream with great rental potential and its own allocated parking spot. Being sold with NO CHAIN!! Call now on 0121 742 1725

## Hallway

Storage Cupboard, intercom system, ceiling light point, electric heater and access to:

## Lounge/Kitchen

Double glazed window, Electric heater, wall and base units with worktops over incorporating a sink and drainer with mixer tap, electric hob with cooker hood over, electric oven, fridge freezer, washer dryer and spotlights.

## Bedroom One

Two double glazed windows, electric heater and ceiling light point.

## Bedroom Two

double glazed window, electric heater and ceiling light point.

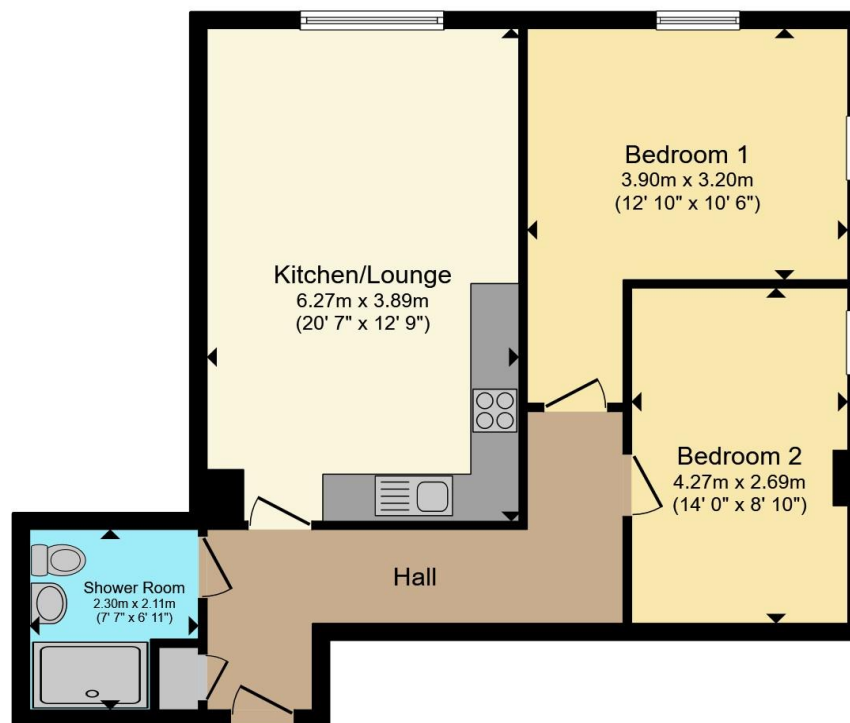
## Shower Room

Shower cubicle with electric shower, Wc, hand was basin with mixer tap, electric towel rail, part tiled walls, tiled floors, extractor fan and spotlights.









Total floor area 67.0 m<sup>2</sup> (721 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

2208 Coventry Road Sheldon  
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EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 2490.00

Ground Rent:  
 207.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/SHL211647](http://burchelledwards.co.uk/Property/SHL211647)**

This is a Leasehold property with details as follows; Term of Lease 250 years from 23 Aug 2021. 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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