Rookery House Wilberforce Way
Birmingham

burchell edwards

Rookery House Wilberforce Way
Birmingham B24 9AT

for sale offers in the region of
£85,000

Property Description

A beautifully presented second floor two bedroom apartment in this historic Grade II listed building converted to residential dwellings in 2020 Nestled into parkland, further benefits include modern open plan living/dining/kitchen area, integrated kitchen appliances, electric heating, double glazed windows,shower room, entrance hall, entrance intercom with remote door release, on site allocated car park, communal grounds and bicycle store and lengthy lease term.

Good location for access to additional local amenities and transport links. Please enquire with Burchell Edwards to view now.

Communal Hallway

Communal door to front elevation and telecom system.

Entrance Hallway

storage cupboard and electric meters.

Kitchen/ Lounge

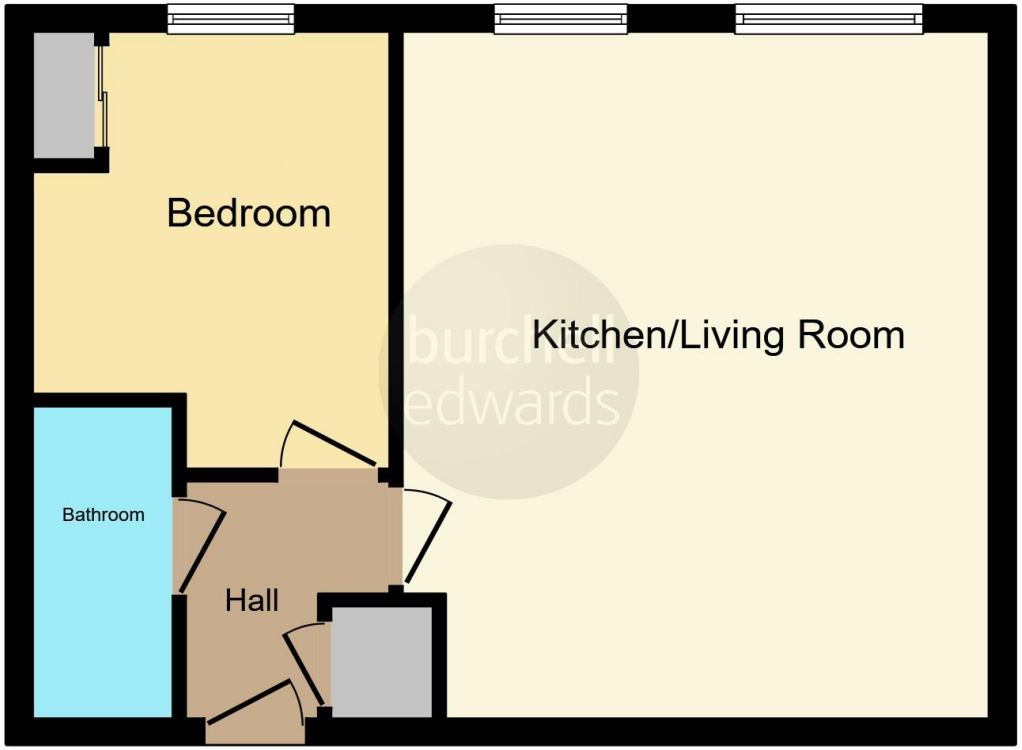
17' 10" max x 14' 7" max (5.44m max x 4.45m max)
Two single glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, cooker, hob, fridge freezer, electric radiator, laminate flooring, spotlights and tiling to splash prone areas.

Bedroom One

11' 3" max x 9' (3.43m max x 2.74m)
Double glazed window to rear elevation, laminate flooring and fitted wardrobes.

Bathroom

W.C, wash hand basin, shower cubicle, extractor, tiled walls and tiling to splash prone areas.



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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Unit 3 Queens Court, Gravelly Hill Erdington
BIRMINGHAM B23 6BJ

EPC Rating: D

Council Tax Band: B

Service Charge: 2090.72

Ground Rent: 250.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/ERD206822

This is a Leasehold property with details as follows; Term of Lease 250 years from 25 Jan 2019. 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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