



Keepers Gate, BIRMINGHAM

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Property Description

Burchell Edwards are delighted to present this modern ground floor two-bedroom apartment situated in the popular B37 area of Chelmsley Wood. Offering spacious accommodation throughout, the property features a generous lounge, well-proportioned bedrooms, allocated parking, and is presented in move-in-ready condition with minimal work required. Offered for sale with no upward chain, this is an excellent opportunity for first-time buyers, downsizers, or investors alike.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Storage cupboard and laminate flooring.

Lounge

Two double glazed windows to rear elevation, double glazed window to side elevation, central heating radiator and laminate flooring.

Kitchen

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob, integrated oven and grill, plumbing for washing machine, tiling to splash prone areas, extractor and central heating boiler housed.

Bathroom

Bath with shower over, W.C, wash hand basin, extractor, vinyl flooring and central heating radiator.

Bedroom One

Double glazed windows to side and rear elevations, central heating radiator and laminate flooring.

Bedroom Two

Double glazed window to side elevation, central heating radiator and laminate flooring.

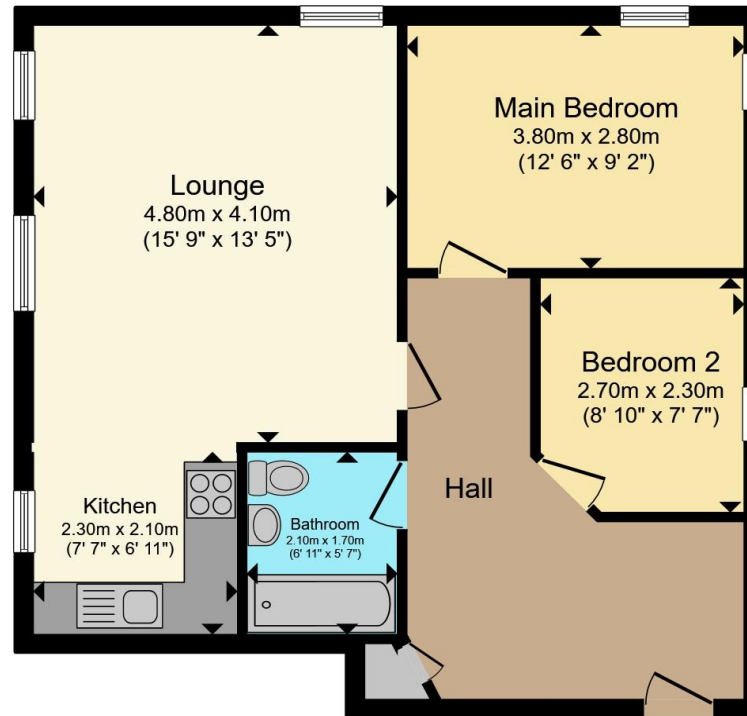
Parking

Allocated parking.









Total floor area 59.2 m² (637 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



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: B Council Tax
 Band: A

Service Charge:
 1746.60

Ground Rent:
 341.76

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW211622

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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