



Lamprey Court, Birmingham





Property Description

Burchell Edwards are delighted to present this well presented two bedroom, first floor apartment, situated in the Chelmsley Wood area of Birmingham (B37).

The property sits in close proximity to many shops and local amenities and easy access into Birmingham City Centre via frequent transport links. This modern style apartment will be able to move in to straight away and required no work.

In addition it comprises an entrance hall, large lounge, fitted kitchen, two double bedrooms and a bathroom. There is one allocated parking space allocated for the homeowner.

A long lease is available making this an ideal purchase for a first time buyer/ someone looking to get themselves onto the property ladder.

Viewings are essential to gain a sense of the space and accommodation available.

Entrance Hallway

Central heating radiator, carpet and storage cupboard.

Lounge

Double glazed door to side elevation, leading to Juliet balcony, double glazed window to side elevation, two double glazed windows to rear elevation, two central heating radiators and carpet.

Kitchen

Double glazed windows to rear and side elevations, 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, integrated fridge freezer, space and plumbing for washing machine, vinyl flooring, cooker hood and central heating boiler housed.

Bathroom

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

Bedroom One

Double glazed window to side elevation, central heating radiator, carpet, built in wardrobe with mirrored sliding doors.

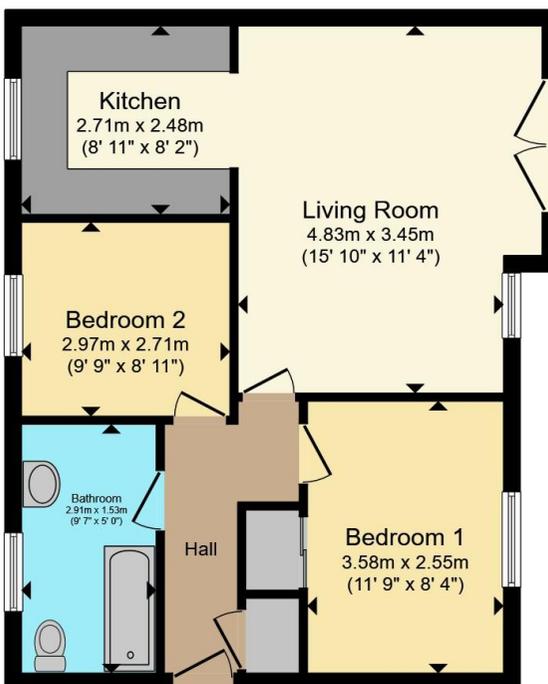
Bedroom Two

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









Floor Plan

Total floor area 54.8 m² (590 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
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EPC Rating: B Council Tax
 Band: A

Service Charge: 950.00 Ground Rent:
 360.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW211059

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