



Haxby Avenue, Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to bring this one bedroom maisonette to market on Haxby Avenue in B34.

Offering plenty of space throughout, this property will make the perfect first time buy or investment opportunity and those looking to downsize.

Briefly comprising an entrance hallway, lounge, double bedroom, fitted kitchen with integrated appliances where specified and a newly fitted modern shower room.

Upon arrival, home owners will discover off-road parking by-way-of a private driveway and garage.

With accommodation all on one level, superbly located near many local shops and amenities with great transport links into Birmingham City centre.

We anticipate high levels of viewing interest so call quickly to avoid disappointment as this will not be round for long!

Entrance Hallway

Carpet and stairs to first floor accommodation.

Lounge

Two double glazed windows to front elevation, central heating radiator, carpet and feature fire place.

Shower Room

Double glazed window to rear elevation, W.C, wash hand basin with vanity, shower cubicle, tiled flooring.

Landing

Double glazed window to side elevation, two storage cupboards, carpet, central heating boiler housed.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, four ring gas hob, tiled flooring.

Bedroom One

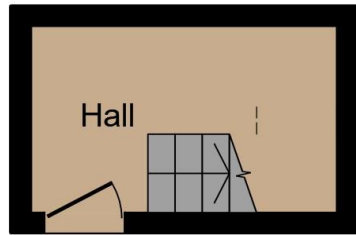
Double glazed window front elevation, central heating radiator, carpet, fitted wardrobe with mirrored sliding doors.

Front Garden

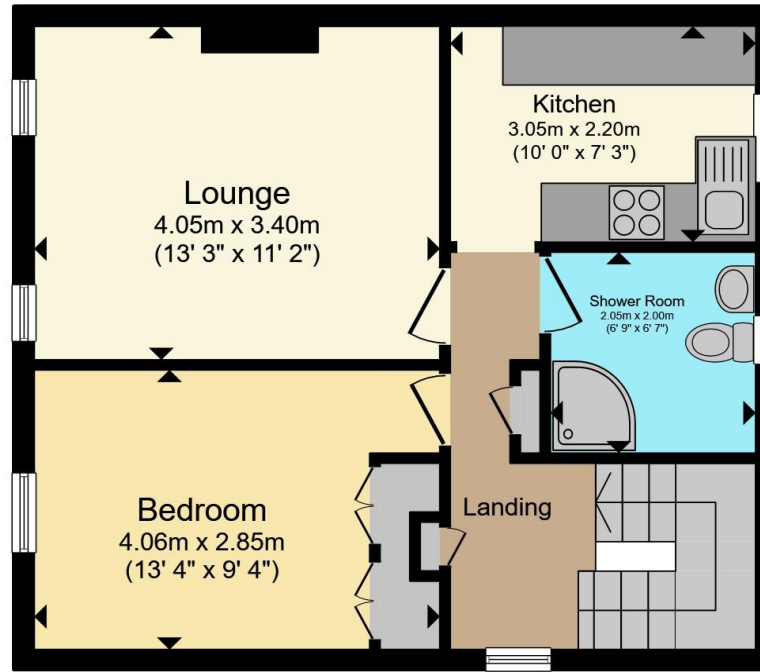
Driveway providing off road parking and access to garage.







Ground Floor



First Floor

Total floor area 51.5 m² (554 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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
Band: G

Service Charge: 225.00 Ground Rent:
10.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW211167

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Jun 1989. 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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW211167 - 0005