



Gressel Lane
Birmingham

burchell
edwards

Gressel Lane Birmingham B33 9UD

for sale offers over
£270,000



Property Description

Burchell Edwards are delighted to bring to market this beautifully presented four-bedroom mid-terrace home, ideally situated in the popular area of Tile Cross, (B33).

Offering generous living accommodation throughout, this fantastic property is ready to move straight into, making it an excellent purchase for first-time buyers, growing families or investors alike.

The accommodation boasts an entrance hallway, cosy lounge, fitted breakfast kitchen, utility space and a bright conservatory that provides additional room for relaxing or entertaining guests. Upstairs, four well-proportioned bedrooms a modern family bathroom and a loft.

Conveniently located close to a range of local amenities, reputable schools, shops, and excellent transport links, this superb home combines comfort, practicality, and convenience in equal measure.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

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

Central heating radiator. Laminate flooring and stairs to first floor accommodation, ceiling lights point, storage cupboard.

Lounge

Double glazed window to front elevation, central heating radiator, laminate flooring and ceiling light points.

Kitchen

Double-glazed window to rear elevation. Double glazed French doors to rear elevation leading to the conservatory and double glazed upvc door to side elevation leading to the utility area. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, four ring gas hob, integrated electric oven and grill. Tiled flooring and tiling to splash prone areas, space and plumbing for appliances, ceiling light points.

Utility Area

Double-glazed opaque window to side elevation and upvc door to side elevation leading to the garden, carpet tile flooring, two ceiling light points and space and plumbing for appliance.

Conservatory

Double glazed windows all around and double-glazed patio doors to rear elevation leading to the garden, laminate flooring.

Landing

Loft access via hatch, carpet flooring, and ceiling light point.

Bedroom One

Two Double-glazed windows to front elevations. Ceiling light points, central heating radiator, carpet flooring, storage cupboard, and central heating boiler house.

Bedroom Two

Double glazed window to rear elevation, carpet flooring, ceiling light point, and central heating radiator.

Bedroom Three

Double glazed window to front elevation, carpet flooring, ceiling light point, storage cupboard, and central heating radiator.

Bedroom Four

Double glazed window to rear elevation, carpet flooring, ceiling light point, and central heating radiator.

Shower Room

W.C, wash hand basin, heated towel rail, shower cubicle and spotlights, laminate flooring.

Rear Garden

Two patio areas, artificial grass area, brick shed, and outside tap, fenced boundaries.

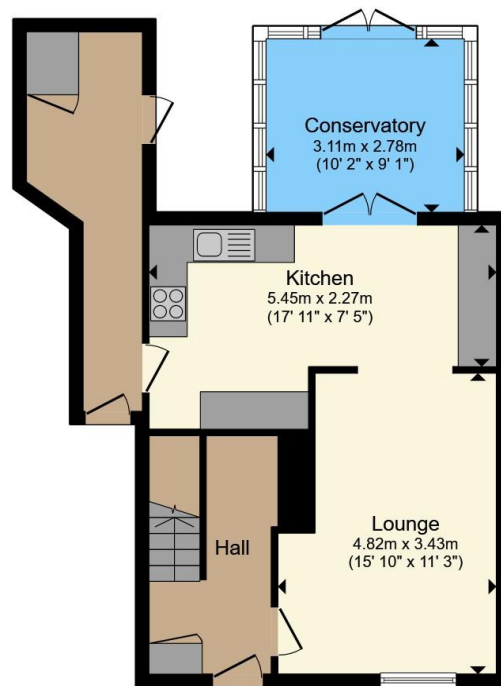
Parking

Block paved driveway with shared access.

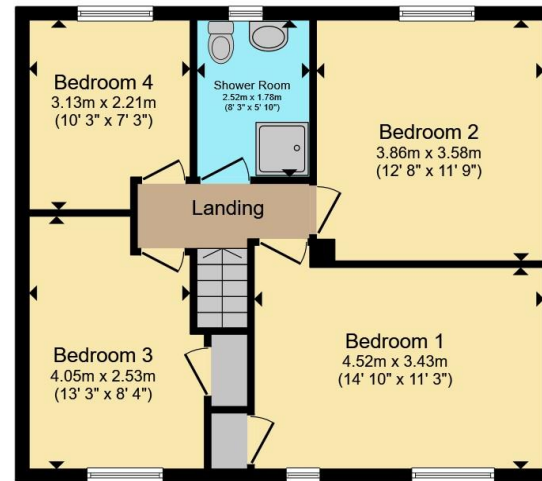








Ground Floor



First Floor

Total floor area 115.0 m² (1,237 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: Awaited
 Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211693



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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