



East Meadway, Birmingham

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Property Description

Burchell Edwards are delighted to present this two bedroom end-terrace property, conveniently located in the Tile Cross area of Birmingham (B33).

The property in brief comprises an entrance porch, hallway, through lounge, fitted kitchen, utility, guest W/C, two double bedrooms, a modern family shower room and a private rear garden.

Locality of this property is key as it falls within fantastic catchment area for schools and nearby many local shops/amenities and eateries. Commuters will be well aided by the frequent public transport services, not to mention the easy accessibility to the M6 motorway.

With the additional benefit of off-road parking by-way-of a driveway and garage, we strongly recommend an early viewing to be essential in order to appreciate the space and accommodation available.

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. A non-standard construction property is very common, with plenty of mortgage lenders giving access to mortgages for these properties.

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 Porch

Double glazed surround and carpet.

Entrance Hallway

Central heating radiator, carpet, stairs to first floor accommodation and cupboard housing meters.

Lounge

Double glazed window to front elevation, triple glazed sliding patio doors to rear elevation, central heating radiator, carpet, gas feature fire place.

Kitchen

Double glazed windows to side, front and rear elevations, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, tiled flooring and central heating boiler housed.

Utility Room

Double glazed door to side elevation, tiled flooring, plumbing for dishwasher.

W.C

Double glazed window to rear elevation, W.C, wash hand basin, tiled flooring.

Landing

Double glazed window to side elevation, loft access via hatch and carpet.

Bedroom One

Two tripled glazed windows to front elevation, two central heating radiators, carpet and fitted wardrobes.

Bedroom Two

Triple glazed windows to rear elevation, central heating radiator, carpet and fitted wardrobes.

Shower Room

Double glazed windows to rear and side elevations, W.C, wash hand basin, shower cubicle, heated towel rail, spotlights.

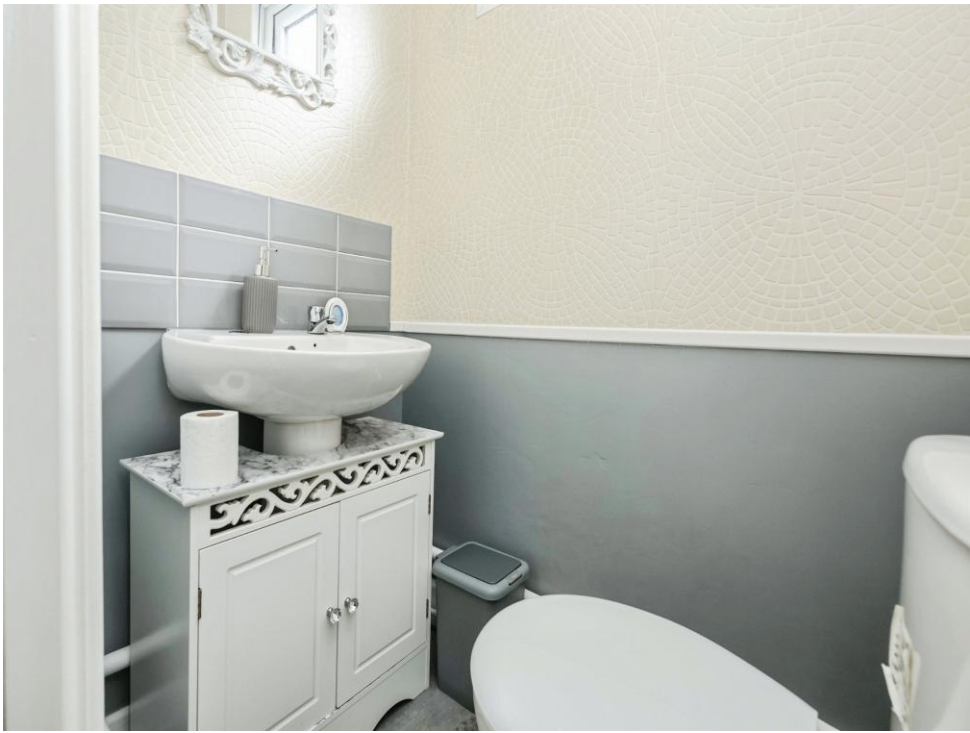
Front Garden

Driveway providing off road parking and access to garage.

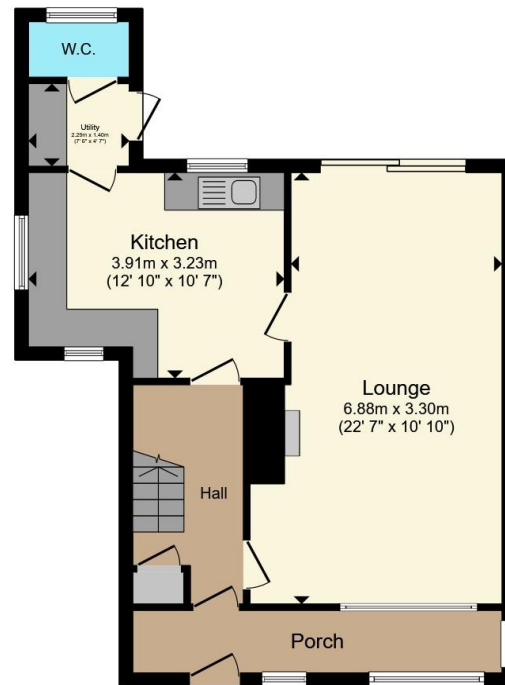
Rear Garden

Patio area, laid to lawn, rear patio area, outside tap, fencing to boundaries, shrubs.

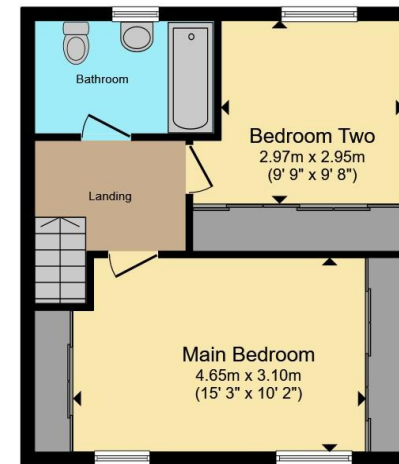








Ground Floor



First Floor

Total floor area 94.1 m² (1,012 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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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211367



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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