



Falkland Way, BIRMINGHAM







## Property Description

Burchell Edwards are proud to offer this beautiful two bedroom property which is available with no upwards chain. This property has been very well maintained and decorated to a high standard. The property consists of two double bedrooms, large lounge/diner, modern kitchen & bathroom and most importantly your own rear garden.

The property is located in a popular area with lots of local amenities available along with good transport links such as the M6 & M42 with plenty of local bus routes.

## Entrance Hallway

Door to side elevation, laminate flooring and central heating radiator.

## Lounge

10' 10" x 16' 6" ( 3.30m x 5.03m )

Two double glazed windows to front elevation, central heating radiator and laminate flooring.

## Kitchen

11' x 7' 11" ( 3.35m x 2.41m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, integrated fridge freezer, space and plumbing for washing machine, laminate flooring and spotlights.



## Bedroom One

10' 10" x 12' 2" ( 3.30m x 3.71m )

Two double glazed windows, central heating radiator and laminate flooring.

## Bedroom Two

11' 6" x 8' 3" ( 3.51m x 2.51m )

Double glazed window to rear elevation, central heating radiator, laminate flooring and fitted wardrobes.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, heated towel rail, bath with shower over, spotlights and laminate flooring.

## Agents Note

The property is of non-standard construction. We ask that buyers 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.













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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax  
 Band: A

Service Charge: Ask  
 Agent

Ground Rent:  
 372.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW210481](http://burchelledwards.co.uk/Property/CBW210481)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Feb 1983. 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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Property Ref: CBW210481 - 0006