



Lifford Lane
Birmingham

burchell
edwards

Lifford Lane Birmingham B30 3DY

for sale offers over
£275,000



Property Description

Refurbished Property in Prime Stirchley Location

Situated at the desirable top end of Stirchley, this fully refurbished property combines modern living with excellent convenience. The area is fast becoming one of Birmingham's most sought-after neighbourhoods, offering a vibrant mix of local amenities, independent shops, and popular eateries, all within easy reach.

The home has been finished to a high standard throughout and upgraded to HMO specification (without licence), making it a versatile choice for both investors seeking strong rental potential and homebuyers wanting a stylish, ready-to-move-into property.

With excellent road and transport links into Birmingham City Centre, the property is also ideally positioned close to the Queen Elizabeth Hospital and Birmingham University - perfect for professionals, students, or commuters.

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

Lounge

8' 1" x 13' 7" into bay (2.46m x 4.14m into bay)
Double glazed bay window to front elevation.

Dining Room

12' 2" x 11' 2" (3.71m x 3.40m)
Double glazed window to rear elevation.

Kitchen

12' 9" x 5' 9" (3.89m x 1.75m)
Double glazed window to side elevation, double glazed obscure door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated electric oven, gas hob and extractor, tiled flooring, central heating radiator, space and plumbing for washing

machine.

Bedroom One

13' 1" x 8' 1" (3.99m x 2.46m)
Double glazed window to front elevation and central heating radiator.

Bedroom Two

9' 7" max x 12' 4" max (2.92m max x 3.76m max)
Irregular shaped room. Double glazed window to rear elevation and central heating radiator.

Bedroom Three

.12' x 10' 8" from floor (3.66m x 3.25m from floor)
Restricted head height. Double glazed skylight and central heating radiator.

Bedroom Four

9' 10" max x 11' 9" max (3.00m max x 3.58m max)
Irregular shaped room. Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, bath with electric shower over, heated towel rail, central heating boiler housed.

Downstairs Wet Room

Double glazed window rear elevation, W.C, wash hand basin, shower, central heating radiator, fully tiled walls and tiled flooring.

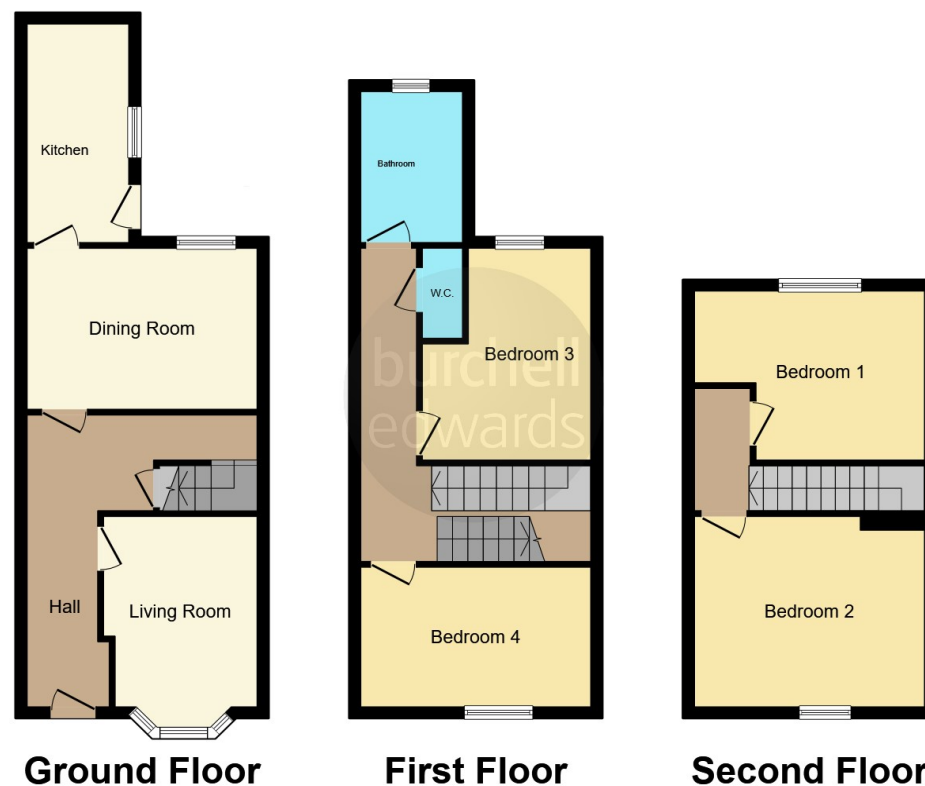
Agent Note

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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

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183 Stratford Road Shirley
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EPC Rating: G Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208507



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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