



Ludgate Close, Water Orton, BIRMINGHAM





Property Description

Burchell Edwards are delighted to present this two bedroom first floor flat situated within the much sought after village of Water Orton (B46).

The property in brief has accommodation comprising hallway, lounge, fitted breakfast kitchen, two bedrooms and a shower room. Benefiting from under-floor heating and PVC double glazing where specified, garage and communal garden.

The property is superbly located close to local shops and amenities, as well just a stones throw away from Water Orton Train Station.

The property will be sold with no upward chain, making this an ideal purchase for first time buyers, professional individuals or those wishing to downsize.

Arranging a viewing is highly recommended to avoid potential disappointment. We advise this is Not suitable purchase for "buy to let" investors.

Council Tax Band - B.

Entrance Hallway

Storage cupboard and laminate flooring.

Lounge

Double glazed window to rear elevation, electric fire and laminate flooring,

Bedroom One

Double glazed window to rear and laminate flooring.

Bedroom Two

Double glazed window to front elevation, laminate flooring and fitted wardrobes.

Kitchen

Double glazed windows to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven, grill, fridge freezer, electric hob with extractor, vinyl flooring, space and plumbing for washing machine.

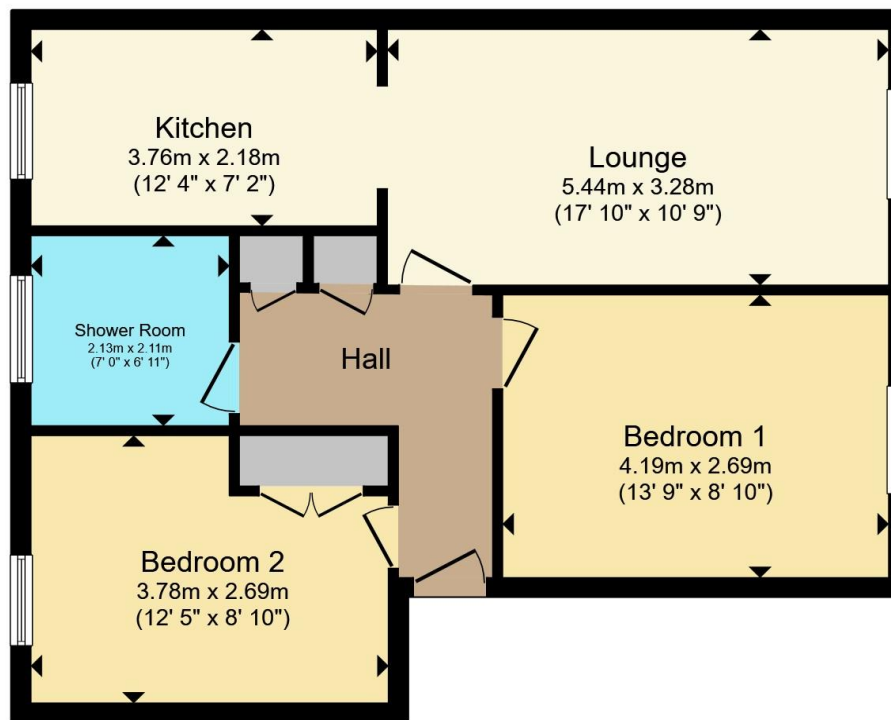
Shower Room

Double glazed window to front elevation, shower, W.C., wash hand basin, vinyl flooring.









Total floor area 61.8 m² (666 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: E Council Tax
 Band: B

Service Charge:
 2235.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW211259

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. 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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