



Sandringham Road
Yardley Wood Birmingham



Sandringham Road Yardley Wood Birmingham B14 4NW

for sale
£155,000



Property Description

Spacious Two-Bedroom First Floor Apartment with Ensuite, Parking and Communal Garden - Excellent Location

A well-presented first floor apartment offering modern and comfortable living, ideally suited to first-time buyers or investors alike. Situated in a sought-after location less than one mile from the train station and close to a children's play area, the property combines convenience with a welcoming community setting.

The accommodation comprises two bedrooms, including a master bedroom with ensuite shower room, a separate family bathroom, a kitchen, and an open-plan living and dining area - perfect for relaxing or entertaining.

Further benefits include allocated parking and access to a communal garden, providing outdoor space without the upkeep.

With excellent transport links, local amenities nearby, and a bright, well-designed interior, this property offers an ideal opportunity for those seeking a stylish home or a sound investment. Early viewing is highly recommended.

Communal Entrance

Intercom system.

Entrance Hallway

Intercom system and storage.

Lounge

15' 10" max x 12' 1" max (4.83m max x 3.68m max)

L shaped room. Double glazed Juliet French doors and two electric heaters.

Kitchen

7' x 7' 5" (2.13m x 2.26m)

Double glazed window to rear elevation, a range of wall and base units with work surface

over incorporating a sink with drainer unit, electric hob and oven with air filter, tiling to splash prone areas, space and plumbing for washing machine, space for fridge freezer.

Bedroom One

12' x 11' 10" (3.66m x 3.61m)

Double glazed window to front elevation and electric heater.

En-Suite

Double glazed obscure window to front elevation, W.C, wash hand basin, walk in shower with sliding door, electric heater and extractor.

Bedroom Two

7' x 9' 7" (2.13m x 2.92m)

Double glazed window to rear elevation and electric heater.

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, bath, electric heater, extractor and tiling to splash prone areas.

Communal Grounds

Storage for bikes and bin store located.

Parking

One allocated space.









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

To view this property please contact Burchell Edwards on

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183 Stratford Road Shirley
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EPC Rating: C Council Tax
 Band: B

Service Charge:
 1284.00

Ground Rent:
 300.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHI208780

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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