



Sandringham Road  
Yardley Wood Birmingham





### 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.









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To view this property please contact Burchell Edwards on

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EPC Rating: C	Council Tax Band: B	Service Charge: 1284.00	Ground Rent: 300.00	Tenure: Leasehold
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**view this property online [burchelledwards.co.uk/Property/SHI208780](http://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.



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