



Leyburn Road  
BIRMINGHAM





### Property Description

Burchell Edwards are delighted to present this top floor apartment. This beautiful property is modern throughout with no work needed and ready to move straight into.

The apartment consists of a family bathroom, two double bedrooms, open plan kitchen/living area and plenty of storage including a large loft space. There is one allocated parking space.

The location to this home is one of its key selling points, being on a quiet cul-de-sac which offers a peaceful place to live whilst also being a stone's throw away from plenty of local amenities, transport links such as the M42 & M6 and sought after local school catchment areas.

access via hatch.

### Bedroom Two

7' 3" x 11' 3" max ( 2.21m x 3.43m max )  
Double glazed window to side elevation, central heating radiator and laminate flooring.

### Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath with shower over, central heating radiator, extractor and laminate flooring.

### Entrance Hallway

Door to front elevation, central heating radiator, laminate flooring and storage cupboard.

### Lounge

10' 10" x 14' 2" ( 3.30m x 4.32m )  
Double glazed window to rear elevation, access to balcony, laminate flooring, central heating radiator, open plan to kitchen.

### Kitchen

10' 10" x 6' ( 3.30m x 1.83m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, space and plumbing for washing machine, tiling to splash prone areas, laminate flooring and central heating boiler housed.

### Bedroom One

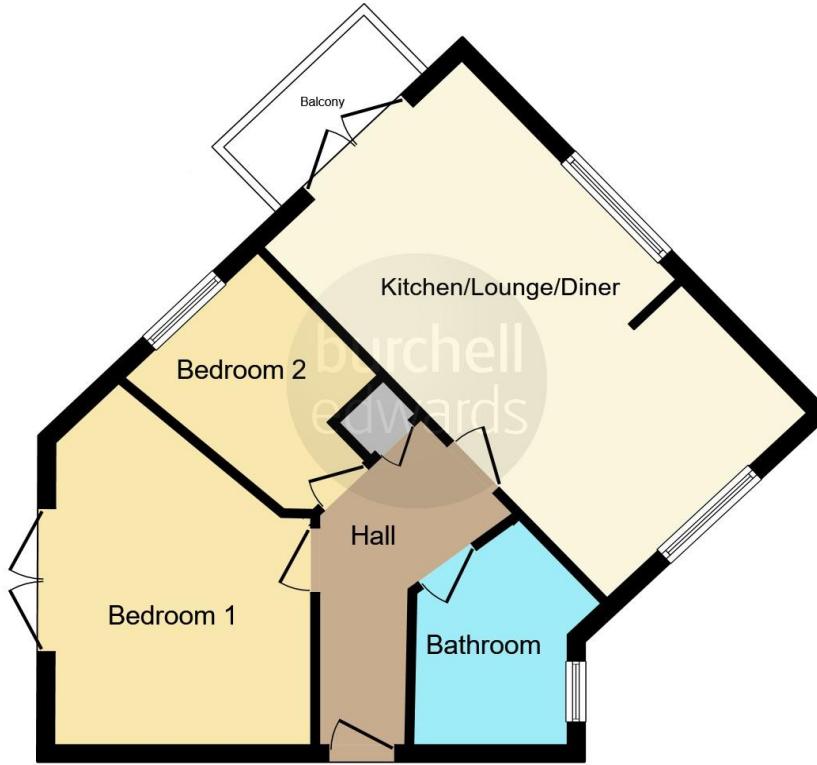
Unable to measure due to room shape.  
Double glazed door to juliet balcony, central heating radiator, laminate flooring and loft











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

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
BIRMINGHAM B34 7HR

EPC Rating: C  
Council Tax  
Band: A

Service Charge:  
1400.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW210812](http://burchelledwards.co.uk/Property/CBW210812)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBW210812 - 0004