



Broome Court, Water Orton Road, Birmingham



## Property Description

Burchell Edwards are delighted to present this well presented one bedroom, first floor flat, situated in the sought after area of Castle Bromwich, Birmingham (B36).

The property sits in close proximity to many shops and local amenities, giving easy access into Birmingham City Centre via the frequent transport links. This property will be able to move in to straight away and required no work and makes an ideal purchase for first time buyers, single professionals or those wishing to downsize.

In addition it comprises a fitted kitchen, lounge, a double bedroom and a bathroom. There is also a garage allocated to the homeowner.

A long lease is available and will be sold with no upward chain. Please note, this is an 'all electric' accommodation, keeping the running costs low.

Viewings are essential to gain a sense of the space and accommodation available.

## Lounge

Double glazed window to rear elevation and carpet.

## Bedroom

Carpet.

## Kitchen

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, space for appliances, laminate flooring.

## Bathroom

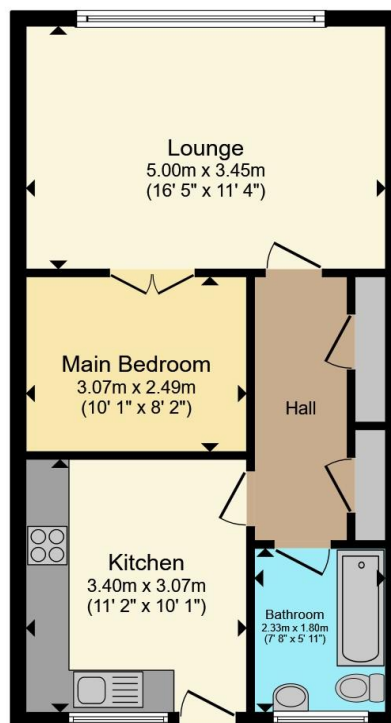
Double glazed window to front elevation, bath with shower over, W.C, wash hand basin and tiled flooring.











Total floor area 48.7 m<sup>2</sup> (525 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](http://www.propertybox.io)



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:  
 2010.00

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW211286](http://burchelledwards.co.uk/Property/CBW211286)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1974. 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.

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: CBW211286 - 0005