

Campbells Green
BIRMINGHAM

burchell edwards

Campbells Green
BIRMINGHAM B26 3HB

for sale
£170,000







Property Description

This well-presented two-bedroom ground floor maisonette

situated in a convenient residential location in Sheldon offers comfortable and practical living accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property is accessed via its own private entrance and opens into a welcoming hallway, leading to a spacious lounge which provides a bright and comfortable living space, perfect for both relaxing and entertaining.
The well-appointed kitchen offers a range of fitted units with ample worktop space and access through to the conservatory, creating a versatile additional reception area that enjoys pleasant views over the rear garden and can be used as a dining room, home office or sitting area.

There are two well-proportioned bedrooms, both offering excellent space for furnishings and storage. The accommodation is completed by a modern shower room fitted with a walk-in shower, wash hand basin and WC.

Externally, the property benefits from a rear garden, providing an attractive outdoor space for relaxing or gardening enthusiasts.

Conveniently positioned close to a wide range of local shops, amenities, schools and transport links.
This delightful ground floor maisonette combines spacious accommodation presenting an excellent opportunity for a variety of purchasers seeking single-level living in a well-connected area.

Bedroom Two
10' 6" x 6' 3" (3.20m x 1.91m)
Double glazing to front, ceiling light, radiator, wall sockets

Lounge
14' 3" x 10' 11" (4.34m x 3.33m)
Double glazing to front, feature fireplace, ceiling light, wall sockets, radiator

Bedroom One
12' 10" x 9' 10" (3.91m x 3.00m)
Double glazing to rear, radiator, ceiling light

Kitchen
10' 6" x 9' 11" (3.20m x 3.02m)
Double glazing to rear, built in oven, wall and base units, access to conservatory, ceiling light, radiator, wall sockets

Conservatory
12' x 7' 3" (3.66m x 2.21m)
Access to rear garden

Shower Room

Walk in shower, vanity unit, w.c, obscure window to side







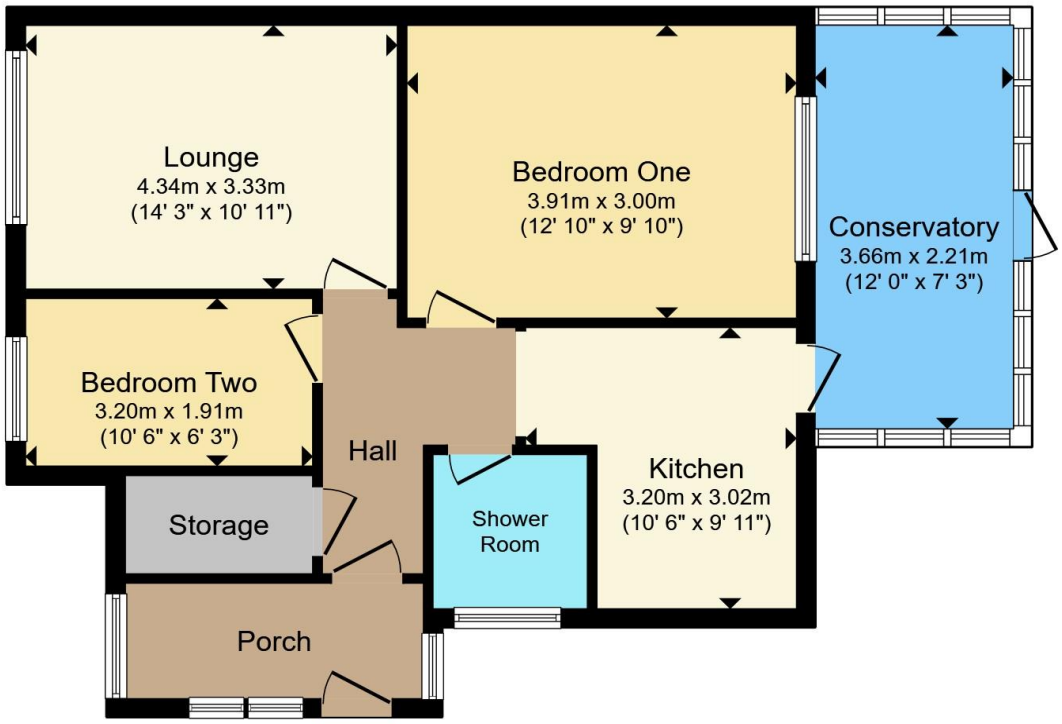

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Total floor area 69.5 m² (748 sq.ft.) approx

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

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To view this property please contact Burchell Edwards on

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BIRMINGHAM B26 3JH

EPC Rating: C

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHL212021

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.

The Property Ombudsman

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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