



Pitts Farm Road
Birmingham

burchell
edwards

Pitts Farm Road Birmingham B24 0HY

for sale offers in excess of
£140,000



Property Description

Burchell Edwards are delighted to offer for sale this well-presented two bedroom two bathroom upper floor flat on the sought-after Pitts Farm Road.

The property provides spacious and versatile accommodation throughout, making it an ideal purchase for first time buyers, investors and downsizers alike.

The accommodation briefly comprises an inviting entrance hallway, a bright and spacious lounge providing ample space for both living and dining, a fitted kitchen with a range of wall and base units, two well-proportioned bedrooms and a family bathroom.

Externally, residents can enjoy communal grounds and parking facilities.

Ideally positioned close to local shops, schools and transport links, the property offers excellent access to surrounding areas while being within easy reach of nearby parks and recreational facilities.

Early viewing is highly recommended to fully appreciate the accommodation on offer.

Lounge

A bright and spacious reception room with space for both living and dining furniture.

Kitchen

Fitted with a range of wall and base units incorporating work surfaces, sink and drainer, with space for household appliances.

Bedroom One

A generously sized double bedroom benefiting from plenty of natural light, with an ensuite.

Bedroom Two

A well-proportioned second bedroom.

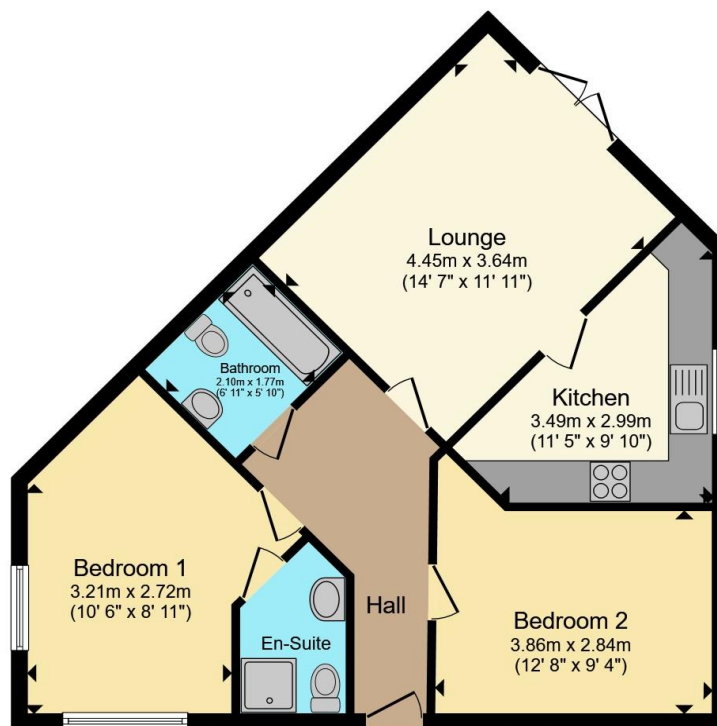
Bathroom

Comprising a bath with shower over, wash hand basin and low-level W.C.









Total floor area 64.5 m² (695 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



To view this property please contact Burchell Edwards on

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Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1900.00

Ground Rent:
 170.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/ERD208172

This is a Leasehold property with details as follows; Term of Lease 134 years from 20 Sep 2026. 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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