



Rectory Gardens  
Birmingham

# Rectory Gardens Birmingham B36 9DG

for sale offers in excess of  
**£140,000**



## Property Description

**\*\* CASH BUYERS ONLY\*\***

Burchell Edwards are proud to offer this well presented two bedroom, ground floor apartment, situated in the Castle Bromwich area of Birmingham (B36).

In brief, the property benefits an entrance hallway, large lounge with sun room, a fitted kitchen, two double bedrooms with fitted wardrobes and a spacious shower room. Additional benefits also include a garage, communal rear gardens and double glazing throughout.

This is sure to make an ideal first time buy, perfect for those looking to downsize or even a great investment opportunity.

This property has plenty of space throughout and is located near many local shop and amenities. Given its' locality, the property falls within a great catchment area for local Schools and has great access to transport links for the M42 Motorway, as well as an easy commute into both Birmingham and Solihull Town Centres.

A viewing is essential in order to appreciate the space and accommodation available.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Hallway

Laminate flooring, under stairs storage, cupboard housing meters.

## Lounge

Double glazed sliding French doors and window to side elevation, electric fire place and laminate flooring.

## Bedroom One

Double glazed window to side elevation, fitted wardrobes and carpet.

## Bedroom Two

Double glazed window to side elevation, fitted wardrobes and carpet.

## Kitchen

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, integrated oven and grill, extractor, fridge, tiled flooring, space and plumbing for washing machine.

## Shower Room

Double glazed window to side elevation, shower cubicle, W.C, wash hand basin, vinyl flooring.

## Outside

Two allocated parking spaces and access to garage.

## Balcony Area To Outdoor Space









Total floor area 67.9 m<sup>2</sup> (731 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

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2-4 Hurst Lane  
 BIRMINGHAM B34 7HR

EPC Rating: E Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 30.00

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW211272](http://burchelledwards.co.uk/Property/CBW211272)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1966. 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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