



Burrows Manor, Barrows Lane, Birmingham



## Property Description

\*\* Sold with a sitting tenant\*\*

A beautifully presented two-bedroom apartment offering modern living throughout, complete with a private garden and a stylish ensuite to the master bedroom.

The property features a bright and spacious open-plan living area, a contemporary fitted kitchen, a well-proportioned second bedroom, and a sleek family bathroom. The master bedroom benefits from built-in storage and a high-quality ensuite, creating a comfortable and private retreat.

The standout feature is the private garden, ideal for outdoor dining, entertaining, or simply enjoying a peaceful green space.

Located in a desirable residential area with excellent transport links, local amenities, and green spaces nearby. This home is perfect for first-time buyers, downsizers, or investors seeking a well-maintained property in a convenient location.



## Entrance Hallway

Door to front elevation and storage.

## Kitchen/ Lounge

20' 9" x 11' 5" ( 6.32m x 3.48m )

Double glazed door to side elevation, double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted gas hob and oven, spotlights and central heating boiler housed.

## Bedroom One

16' 4" x 9' 9" ( 4.98m x 2.97m )

Double glazed window to rear elevation.

## En-Suite

WC, wash hand basin, shower, central heating radiator, spotlights, extractor, tiling to walls.

## Bedroom Two

9' 8" x 7' 8" ( 2.95m x 2.34m )

Double glazed window to rear elevation.

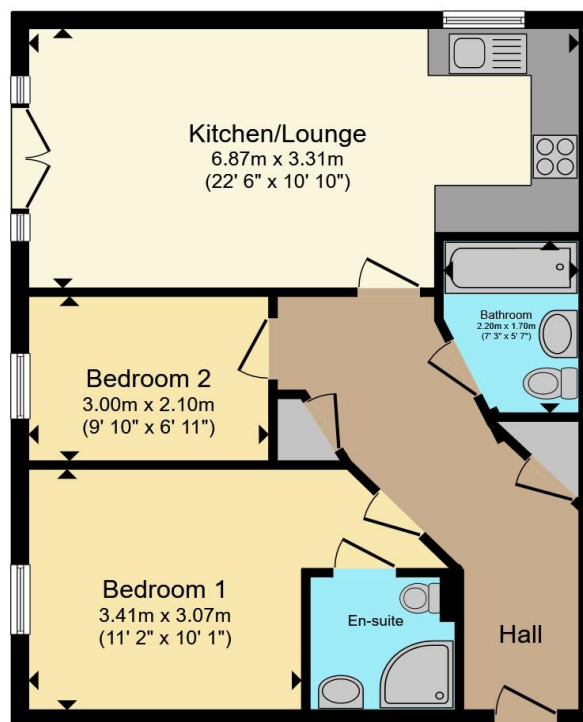
## Bathroom

W.C, wash hand basin, bath, central heating radiator, extractor, spotlights.









Total floor area 59.6 m<sup>2</sup> (642 sq.ft.) approx

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EPC Rating: C Council Tax  
 Band: B

Service Charge: Ask  
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Ground Rent:  
 Ask Agent

Tenure: Leasehold

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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.



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