

urbangrey ESTATES

169 THE RADLEYS, SHELDON, BIRMINGHAM, B33 0QP

GUIDE PRICE £135,000









A two-bedroom first-floor flat offering well-arranged accommodation, comprising an entrance staircase, first-floor landing, lounge with access to a rear balcony, separate kitchen, two bedrooms and a bathroom. The property benefits from uPVC double glazing, central heating and useful built-in storage, making it worthy of consideration by first-time buyers, those looking to downsize or buy-to-let investors.

Ground Floor

Entrance and Staircase The property is approached via a uPVC double-glazed entrance door, with stairs leading to the first-floor accommodation.

First Floor

Landing
4.00m x 1.00m (13'1" x 3'3"),
The landing provides access to all principal rooms and incorporates a boiler cupboard together with a separate utility and meter cupboard, offering useful storage and space for household services.



Lounge

4.79m x 2.00m (15'9" x 6'7") The lounge provides the principal reception space, featuring a rear-facing window allowing natural light into the room, a double radiator and a door opening onto a rear balcony. The balcony provides valuable outdoor space for relaxing or enjoying some fresh air. The separate kitchen allows the living area to remain distinct from the cooking space.



Kitchen

3.93m maximum x 2.63m (12'11"maximum x 8'8")
The separate kitchen benefits from a range of base and eye level units with worktop over, integrated gas hob and electric oven, a rear-facing window and double radiator. The room offers space for kitchen units, appliances and food preparation, with potential for a purchaser to update or personalise the layout to suit their requirements.



Bedroom One

3.55m x 3.52m (11'8" x 11'7")
The principal bedroom is positioned to the front of the property and benefits from a front-facing window and radiator. Its near-square proportions provide flexibility for bedroom furniture and storage, making it a practical main bedroom.



Bedroom Two

3.52m x 1.71m (11'7" x 5'7")
The second bedroom also overlooks the front of the property and includes a radiator and built-in storage cupboard. Its layout lends itself to use as a single bedroom, guest room, nursery or home office, depending on the purchaser's needs.





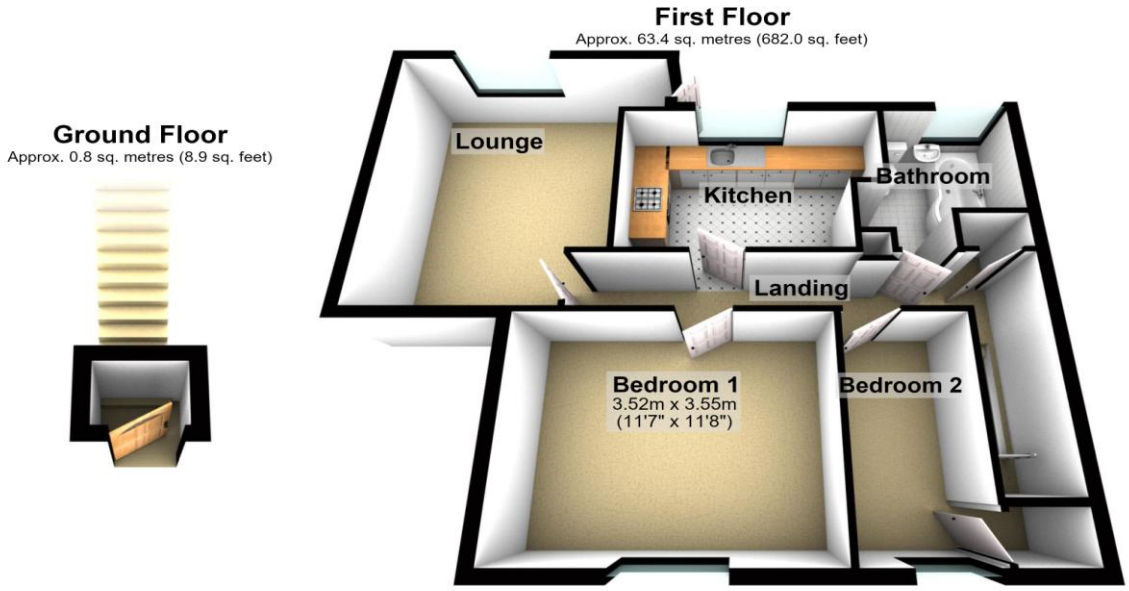
Bathroom

2.28m x 1.92m (7'6" x 6'4")

The bathroom is positioned off the first-floor landing and benefits from a 3 piece suite comprising of a p shaped bath with shower over, vanity basin and low level WC a rear-facing window and heated towel rail. The window provides natural light and ventilation, while the room offers scope for a purchaser to update the fittings and finish to their own taste.

GARDEN

Rear garden area accessed via rear shared entrance mainly laid to lawn with shed



Total area: approx. 64.2 sq. metres (690.9 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.