



York Crescent, BIRMINGHAM

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Property Description

Burchell Edwards are delighted to present this top floor apartment. This beautiful property is modern throughout with no work needed and ready to move straight into.

The apartment consists of a family bathroom, two double bedrooms, open plan kitchen/living area and plenty of storage including a large loft space. There is one allocated parking space.

The location to this home is one of its key selling points, being on a quiet crescent which offers a peaceful place to live whilst also being a stone's throw away from plenty of local amenities, transport links such as the M42 & M6 and sought after local school catchment areas.

Entrance Hall

Door to front elevation, laminate flooring, storage cupboard, loft access, double glazed window to side elevation, electric radiator.

Lounge

Double glazed window to side elevation, Juliet balcony double glazed side elevation, laminate flooring, electric radiator, two ceiling lights, views of the park, Tv point.

Kitchen

Open plan with lounge, double glazed window to side elevation, wall and base units, work surfaces, washing machine point, sink with drainer unit, electric hob, cooker hood, single electric cooker, laminate flooring, tiling to splash prone areas.

Bedroom One

Double glazed window to side elevation, carpet, ceiling lights, electric radiator.

Bedroom Two

Double glazed window to side elevation, carpet, electric radiator, ceiling lights.

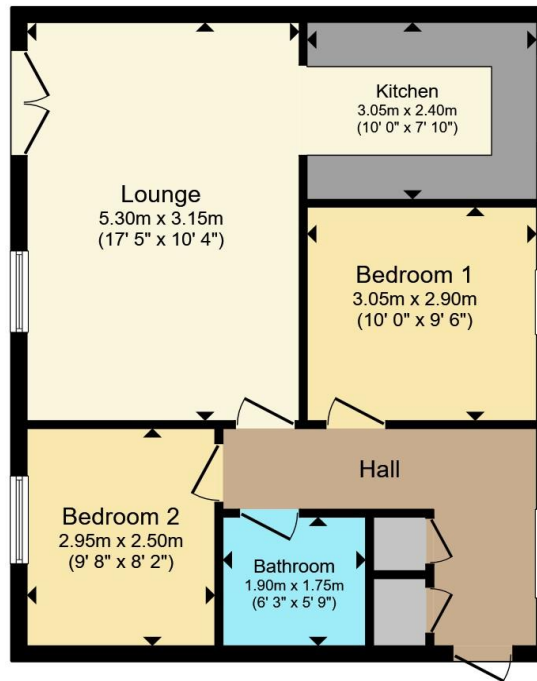
Bathroom

Electric heated towel rail, ceiling lights, tiling to splash prone areas, vinyl flooring









Ground Floor

Total floor area 57.2 m² (616 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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1812.83

Ground Rent:
 120.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/CBW211300

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. 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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