



Leyburn Road
Birmingham

burchell
edwards

Leyburn Road Birmingham B37 5JY

for sale
£135,000



Property Description

Situated in a popular residential location, this beautifully presented two-bedroom modern apartment at 83 Leyburn Road, Birmingham, B37 offers stylish and comfortable living, making it an ideal purchase for first-time buyers, professionals, or investors alike.

The property comprises a welcoming entrance hallway leading through to a bright and spacious open-plan living area, providing the perfect space for both relaxing and entertaining. The modern fitted kitchen is well-appointed with a range of contemporary units and integrated appliances, creating a practical and attractive living environment.

There are two well-proportioned bedrooms, with the principal bedroom offering ample space for furnishings, while the second bedroom is ideal as a guest room, home office, or nursery. A modern family bathroom completes the accommodation.

Externally, the property benefits from an allocated parking space, providing convenient off-road parking for residents. The apartment is well-positioned for excellent transport links, local amenities, schools, and shopping facilities, with easy access to Birmingham City Centre, the NEC, Birmingham International Airport, and major motorway networks.

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

Door to front elevation central heating radiator, ceiling light point and laminate flooring.

Lounge

Double glazed window to rear elevation. Open plan to kitchen, central heating radiators, laminate flooring, and ceiling light points, access to balcony.

Kitchen

Double-glazed window to rear elevation. A range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, oven, space and plumbing for washing machine. Laminate flooring and tiling to splash prone areas.

Bedroom One

Double glazed window to side elevation, laminate flooring and ceiling light point. Central heating radiator.

Bedroom Two

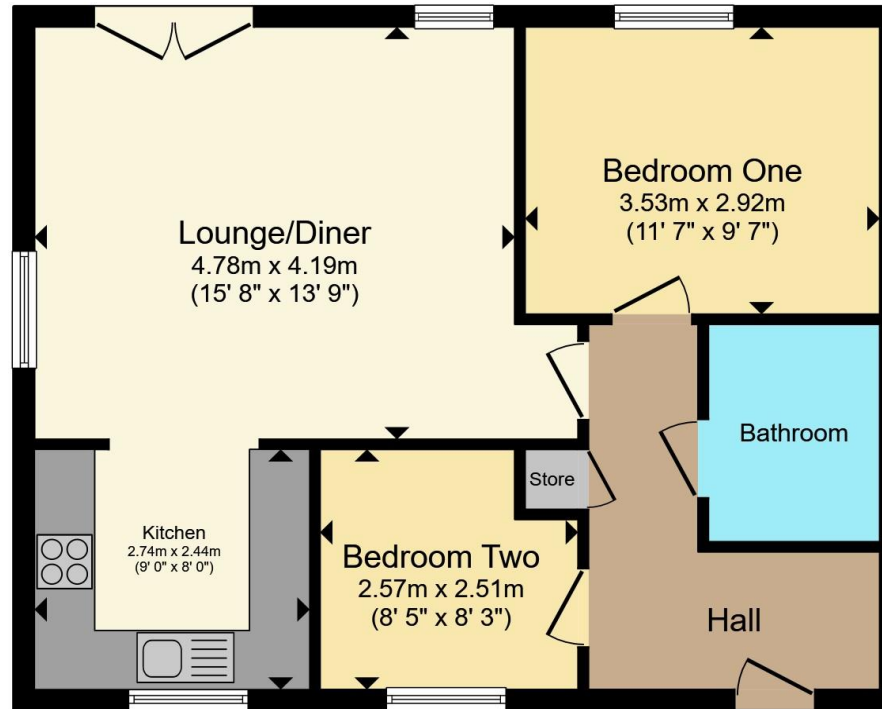
Double glazed window to side elevation, laminate flooring and ceiling light point, central heating radiator.

Bathroom

W.C and wash hand basin, bath with shower over, ceiling light point, extractor fan. Tiling to splash prone areas and tiled flooring.







Total floor area 56.6 m² (609 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: B

Council Tax
 Band: A

Service Charge:
 1560.00

Ground Rent:
 234.20

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.



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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