



Greenfield House, Greenvale Avenue, Birmingham

# Greenfield House Greenvale Avenue Birmingham B26 3XN

for sale offers over  
**£80,000**



## Property Description

A fantastic opportunity to get your foot on the property ladder. This sizeable GROUND FLOOR apartment benefits from two DOUBLE BEDROOMS, kitchen, living room, bathroom and a private BALCONY! In great proximity to M42 motorway with Sheldon Country park just behind! Do not miss this opportunity, so call us NOW on 0121 742 1725.

## Entrance Hallway

Two storage cupboards and central heating radiator.

## Lounge

10' 6" x 17' 10" (3.20m x 5.44m)

Single glazed with secondary glazing windows to rear and side elevation, doors top balcony and storage.

## Kitchen

10' 6" x 7' 3" (3.20m x 2.21m)

Single glazed window to front elevation, a range of wall and base units with work surface over incorporating including a stainless steel sink with drainer and space for appliances.





## Bedroom One

13' 4" x 10' 7" (4.06m x 3.23m)

Single glazed window with secondary glazing to rear elevation, wash hand basin and electric heater.

## Bedroom Two

10' 7" x 11' 10" (3.23m x 3.61m)

Single glazed window with secondary glazing to rear elevation, sprinkler and electric heater.

## Bathroom

Obscure double glazed window, bath with electric shower, wash hand basin, WC and central heating radiator.

## Outside

Balcony and communal garden.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E sheldon@burchelledwards.co.uk**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

**EPC Rating: D**

**Tenure: Leasehold**

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Lease details are currently being compiled. 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.

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