



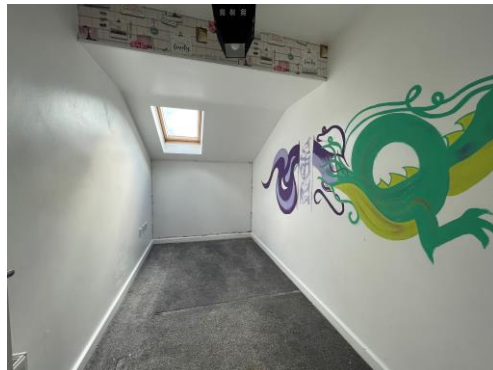
Wood End Road, Birmingham

burchell  
edwards



Wood End Road, Birmingham, B24 8AD

for sale offers in excess of  
**£125,000**



### Property Description

Burchell Edwards Erdington are pleased to present to you a well presented two bedroom apartment in a popular area of Erdington that would be an ideal first step on the property ladder or buy to let! This fantastic property is offered for sale with no upward chain and has two double bedrooms, with an En-suite coming off the master bedroom, a large lounge, modern kitchen and bathroom and plenty more. Book your viewing with Burchell Edwards today!

This property needs to be viewed to be fully appreciated. Situated just a short drive from the M6 and within walking distance of public transport links, it makes this property perfect for anyone having to commute on a daily basis. Ideal for a small family, young professional or a professional couple.

### Lounge

18' x 10' 4" (5.49m x 3.15m)

Spacious family sized lounge, with double glazed French UPVC doors to Juliet balcony, double glazed UPVC window to front, central heating radiator, ceiling light point.

### Kitchen

10' 4" x 7' (3.15m x 2.13m)

A good sized family kitchen comprising of a range of base and wall unit with toll top work surfacing, incorporating Gas Cooker and Gas Hobs, Extractor hood, sink and drainer unit, tiled splashbacks. ceiling light point, central heating boiler and double glazed window to side.

## Bedroom

12' 11" x 10' 4" (3.94m x 3.15m)

Spacious master bedroom with En-Suite, double glazed UPVC window to front, ceiling light point and central heating radiator

## En-Suite

Good sized En-Suite consisting of Shower with tiled splashback, WC, Extractor fan and Sink, ceiling light point and central heating radiator.

## Bedroom 2

12' 11" x 6' 2" (3.94m x 1.88m)

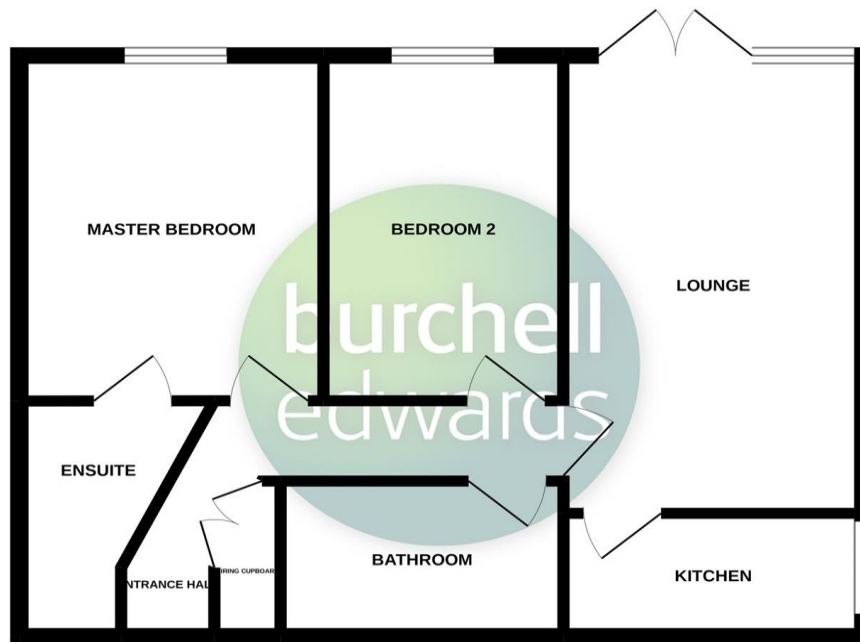
Generous sized 2nd bedroom, double glazed UPVC Velux style window, central heating radiator and ceiling light point

## Bathroom

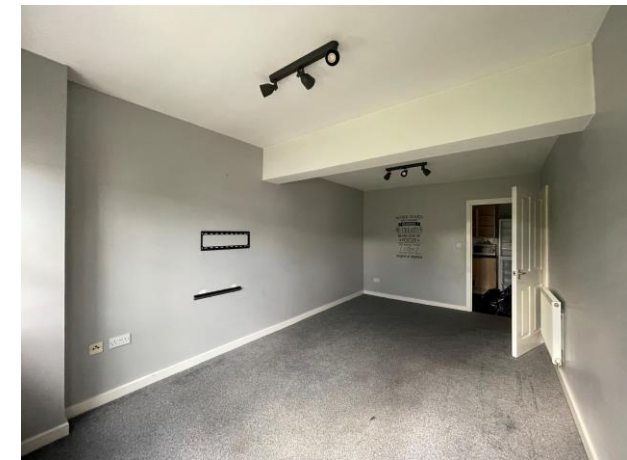
Large family bathroom with Bath, WC, Sink, Extractor Fan, central heating radiator and ceiling light point



## GROUND FLOOR



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To view this property please contact Burchell Edwards on

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**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

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**EPC Rating: C**

**Tenure: Leasehold**

**view this property online [burchelledwards.co.uk/Property/ERD205326](https://www.burchelledwards.co.uk/Property/ERD205326)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2005. 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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**Property Ref: ERD205326 - 0007**