



Hurst Lane
Birmingham



Hurst Lane Birmingham B34 7HS

for sale
£105,000



Property Description

This is a well presented two bedroom ground floor flat in an ideal location! Close to transport links, schools and shops. Ready to move in. Ample off road parking to the front, modern kitchen, large lounge, two double bedrooms, modern bathroom and private rear garden. This one is not to be missed!

Approach

Large paved driveway with drop kerb and fence borders

Entrance Hall

Door to the side, carpet flooring and radiator

Kitchen

8' 4" x 8' 4" (2.54m x 2.54m)

Double glazed window to the front, wall and base units with sink drainer, work surfaces, tiling to splash prone areas, gas oven, electric hob with cooker hood, plumbing for washing machine and central heating boiler.

Lounge

17' 6" x 11' (5.33m x 3.35m)

Double glazed window to the front with door to the side onto balcony and radiator

Hallway

Airing cupboard and cupboard

Bedroom One

.11' 10" x 9' 4" (3.61m x 2.84m)

Double glazed window to the rear and radiator

Bedroom Two

14' 11" x 10' (4.55m x 3.05m)

Double glazed window to the rear with door and radiator

Bathroom

Double glazed window to the front, bath with mixer taps, shower, wash hand basin, wc, part tiling and radiator

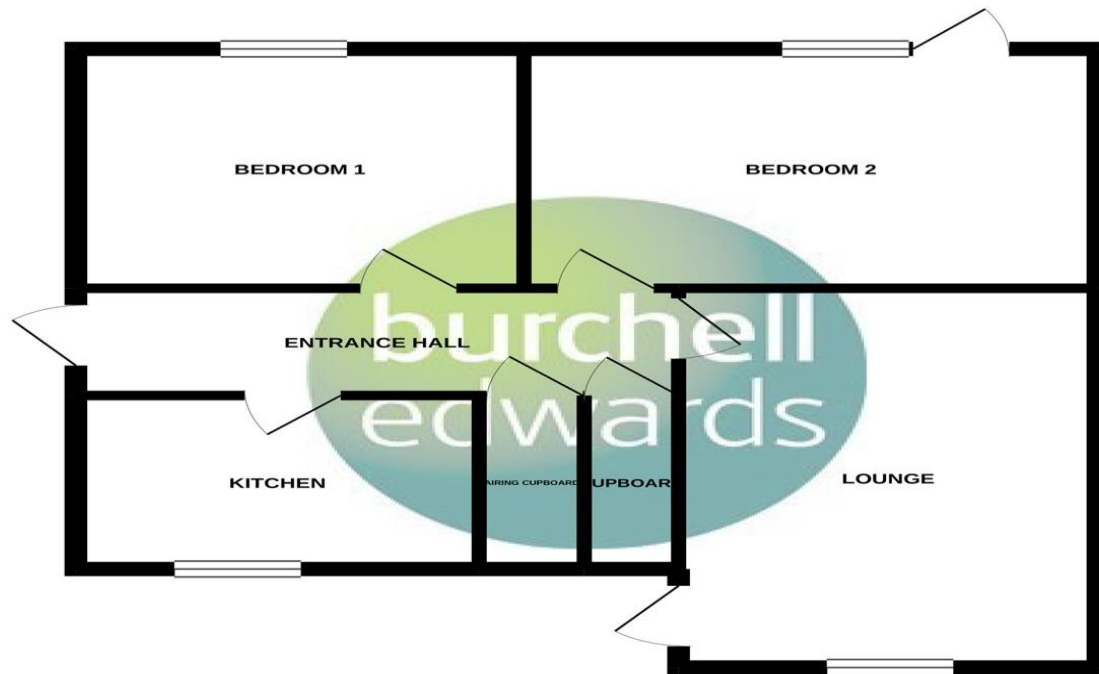


Rear Garden

Paved, fence borders and gate access



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: Awaited

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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