

Haywards Close
Birmingham

burchell edwards

# Haywards Close
# Birmingham B23 6PS

for sale
**£115,000**







## Property Description

WELL PROPORTIONED TWO-BEDROOM PROPERTY SITUATED IN A CONVENIENT LOCATION OFFERING SPACIOUS LIVING INCLUDING A REAR LOUNGE WITH GARDEN ACCESS AND A SEPARATE KITCHEN. PRESENTED AS A CLEAN BLANK CANVAS THROUGHOUT WITH TWO BEDROOMS AND A FIRST-FLOOR BATHROOM, THIS PROPERTY IS IDEAL FOR FIRST TIME BUYERS

Situated within a convenient residential location, this well-proportioned two-bedroom property on Haywards Close offers an excellent opportunity for first time buyers, investors or those looking to step onto the property ladder. The property has been recently cleared and presents a clean, blank canvas internally, allowing buyers to personalise and modernise to their own taste from day one.

The accommodation is arranged over two floors and includes a spacious rear lounge with direct access to the garden, alongside a separate kitchen offering practical space with scope for improvement. Upstairs, there are two bedrooms and a centrally positioned bathroom, while externally the property benefits from a rear garden, making it a genuine must see in order to appreciate the space and potential on offer.

## Lounge

A spacious rear reception room with direct access to the garden, offering ample space for both seating and dining arrangements.

## Kitchen

A practical kitchen space with a range of units and scope for modernisation or reconfiguration.

## Bedroom One

A well-proportioned double bedroom with space for freestanding furniture.

## Bedroom Two

A versatile second bedroom suitable for a guest room, office or dressing space.

## Bathroom

Fitted with a bath, wash hand basin and low-level WC, serving both bedrooms.

















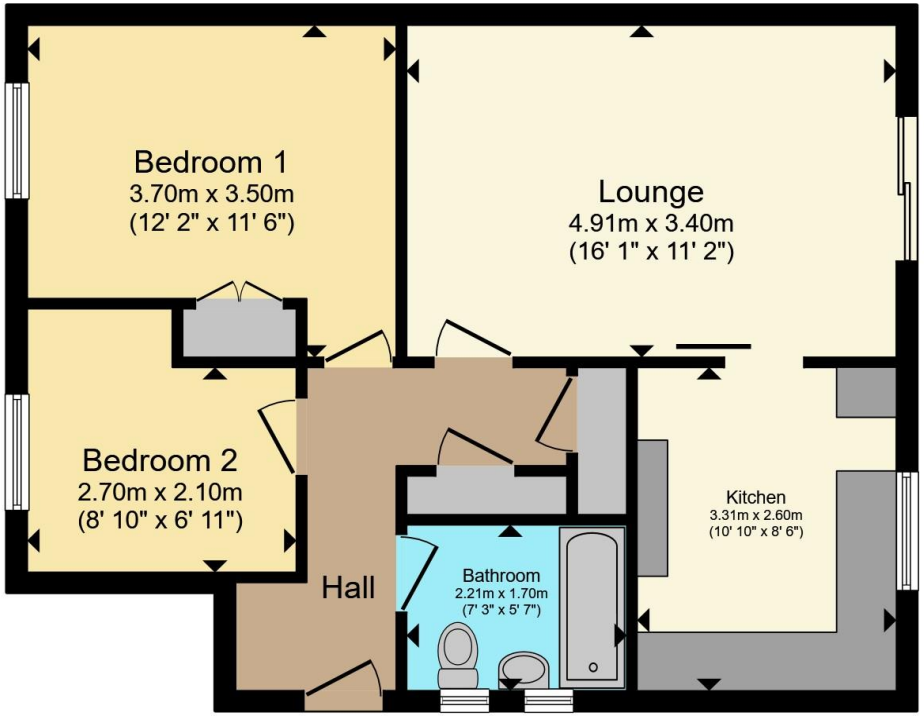


Total floor area 56.8 m² (611 sq.ft.) approx

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

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

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: E

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online burchelledwards.co.uk/Property/ERD207965**

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.