

Turnhouse Road
Birmingham

burchell edwards

# Turnhouse Road
# Birmingham B35 6PR

for sale offers over
**£120,000**








## Property Description

This well-presented duplex apartment offers generous accommodation arranged across two floors, creating a practical separation between the living and sleeping areas. The lower level comprises an entrance hallway, two well-proportioned bedrooms and a shower room.

Upstairs, the property opens into an impressive open-plan kitchen and living area with ample space for both seating and dining. A separate office provides an ideal space for home working, studying or additional storage.

Situated within Castle Vale, the property is conveniently positioned for local shops, schools, green spaces and regular bus services. Water Orton railway station is approximately 1.6 miles away, providing connections towards Birmingham and surrounding areas.

## Entrance Hallway

Providing access to both bedrooms, the shower room and stairs leading to the upper floor.

## Bedroom One
11' 8" x 10' 4" ( 3.56m x 3.15m )

## Bedroom Two
11' 8" x 8' 4" ( 3.56m x 2.54m )

## Shower Room
5' 10" x 5' 7" ( 1.78m x 1.70m )

## Kitchen And Living Area
19' 3" x 17' 5" ( 5.87m x 5.31m )

A substantial open-plan space incorporating the fitted kitchen, living and dining areas.

## Office
.7' 6" x 6' 9" ( 2.29m x 2.06m )

A useful separate room suitable for home working or study.

## Outside

The property benefits from one allocated parking space and maintained communal surroundings.







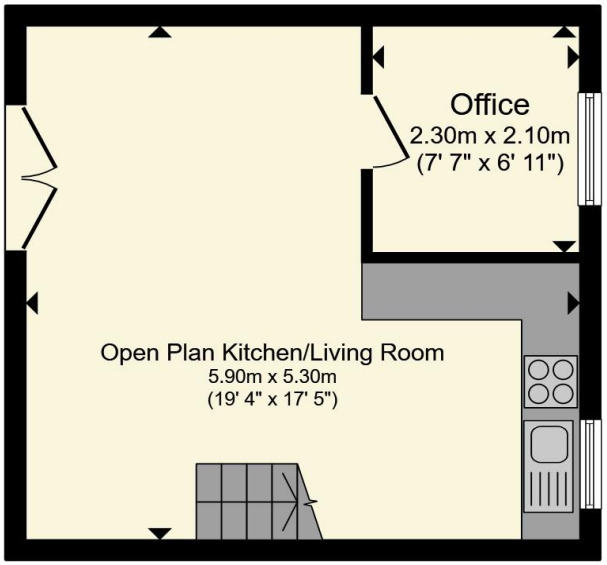




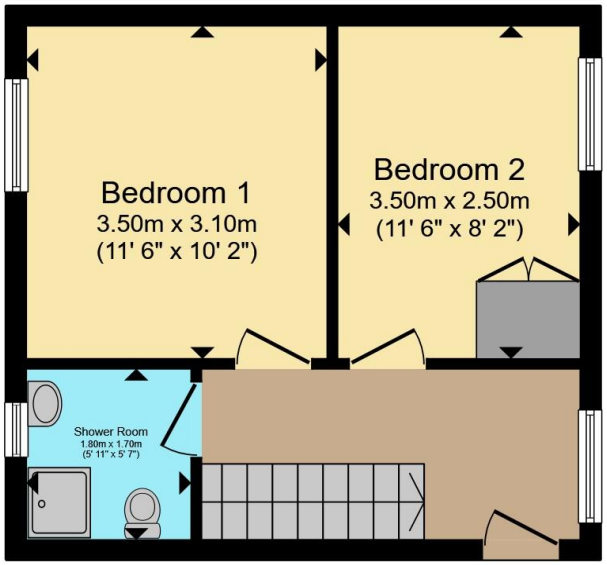









**Ground Floor**




**First Floor**

Total floor area 61.6 m² (663 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

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

2-4 Hurst Lane
BIRMINGHAM B34 7HR

EPC Rating: C

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

The Property Ombudsman

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