



The logo for 'urbangrey ESTATES' features a small house icon above the word 'urbangrey' in a bold, lowercase font, with 'ESTATES' in a smaller, uppercase font below it.

45 BEECH AVENUE, CHELMSLEY WOOD, BIRMINGHAM, B37
7PS **GUIDE PRICE £115,000**





Investment opportunity !!

2 bedroom 1st floor flat, the flat is light and airy with plenty of space, with an existing tenant the property is ideal for a landlord investment. close to local Schools Shops and transport links including Marston Green Train station and Birmingham Airport just a short drive away.

Hallway

Housing Storage cupboard, doors to:

Lounge 5.52m (18'1") x 3.04m (10')

UPVC double glazed window to rear, uPVC double glazed window to side.

Kitchen 2.98m (9'9") x 2.70m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, uPVC double glazed window to rear.

Bedroom 1 4.51m (14'10") x 2.70m (8'10")

UPVC double glazed window to rear and various power points

Bedroom 2 3.46m (11'4") x 2.71m (8'11")

UPVC double glazed window to front and various power points.



Bathroom

Fitted with three-piece suite comprising bath, wash hand basin and low-level WC, uPVC double glazed window to front.

