

Property details approval form

31 Bunbury Gardens, BIRMINGHAM, West Midlands, B30 1BA

Date: 08 August 2024

Property Ref and Version: KTH309239 - 0005

Connells

Got it Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers over £170,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > End Terrace House
- > Lounge Diner and Conservatory
- > Kitchen
- > Two Double Bedrooms
- > Family Bathroom
- > Front and Rear Gardens
- > On Street Parking and En-bloc Garage
- > Corner Plot

○ Short Description

End terrace house, lounge diner, conservatory, kitchen, two double bedrooms, family bathroom, front and rear garden, on street parking and en-bloc garage

○ Long Description

Situated off the Bunbury Road, this home is ideal for first time buyers, due to the location being close to local train stations, shopping centres in both directions, schools and colleges.

The property has been well cared for of the the years by the current owners and is very well positioned in a corner plot at the head of a cul-de-sac

○ Directions

○ Agents Note

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○ Room Description

Entrance Hall

UPVC door to the front, storage cupboard, wall mounted radiator, stairs to first floor and door to

Lounge Diner

23' x 10' 6" narrowing to 7' 10" (7.01m x 3.20m narrowing to 2.39m)

Double glazed window to the front, double glazed sliding door to the conservatory, wall mounted radiator, log burner and door to

Kitchen

8' 6" x 6' 7" (2.59m x 2.01m)

Double glazed window to the rear, wall and base units intergrating an electric oven, microwave, hob with hood over, single drainer sink, space for washing machine and dishwasher

Conservatory

9' 6" x 8' 2" (2.90m x 2.49m)

Double glazed windows to the sides and rear, double glazed door to the side and tiled flooring

First Floor Landing

Access to the loft area and doors to

Bedroom 1

12' 2" x 11' 10" (3.71m x 3.61m)

Double glazed window to the front, wall mounted radiator and storage

Bedroom 2

10' 7" x 8' 7" (3.23m x 2.62m)

Double glazed window to the rear and wall mounted radiator

Family Bathroom

Double glazed obscure window to the rear, bath with over bath mixer shower, low level w.c, hand wash basin, heated towel rail and storage cupboard housing the central heating boiler

Externally

There are gardens to both the front and rear with lawn and side gate access

Garage

En-bloc with up and over door *Please note that no measurements of the garage have been taken, it is therefore advised to take your own measurements prior to purchase

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○ Property Images



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○ Floor Plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

○ Approval

Signature

Date

	Signature	Date
Nicola Stevens		
Mr J. Snell		