

for sale

offers in the region of **£250,000**



Weybourne Road Birmingham B44 9DD

**** EXTENDED FOUR BEDROOM MID TERRACED FAMILY HOME ****
DRIVEWAY ** CONSERVATORY ** OPEN PLAN LOUNGE DINER **
BREAKFAST KITCHEN ** VERY WELL PRESENTED ** DECEPTIVELY
SPACIOUS **

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Open Plan Lounge Diner

22' 7" x 11' 2" (6.88m x 3.40m)

Breakfast Kitchen

18' 9" x 7' 4" (5.71m x 2.24m)

Conservatory

13' 8" x 8' (4.17m x 2.44m)

Bedroom One

11' 9" x 11' 3" (3.58m x 3.43m)

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)

Bedroom Three

10' 5" x 7' 4" (3.17m x 2.24m)

Bedroom Four

11' 9" x 6' 9" (3.58m x 2.06m)









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.focalagent.com

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Property Ref: GBR310350 - 0005

Tenure: Freehold

EPC Rating: D

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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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