



Shard End Crescent, Birmingham B34 7AE

welcome to Shard End Crescent, Birmingham

- FIRST FLOOR MAISONETTE
- TWO BEDROOMS
- TWO BATHROOMS
- OPEN PLAN
- KITCHEN/LOUNGE/DINER

Tenure: Leasehold

EPC Rating: C

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

offers over **£140,000**



Approach Lounge/kitchen

13' 2" max x 16' 9" max (4.01m max x 5.11m max)

Landing

Bedroom One

11' 1" max x 12' 2" max (3.38m max x 3.71m max)

En Suite

Bedroom Two

13' 1" x 7' 6" (3.99m x 2.29m)



Bathroom



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.

view this property online shipways.co.uk/Property/CAB110530



Property Ref:

CAB110530 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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