

Property details **approval form**

56 Stoney Moor Drive, Birmingham, West Midlands, B36 9TH

Date: 01 March 2024

Property Ref and Version: CAB110677 - 0005

selling your home **With us!**

Not for marketing purposes INTERNAL USE ONLY

>> 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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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 £120,000

Tenure: Leasehold

>> **Key features**

- > GROUND FLOOR APARTMENT
- > TWO BEDROOMS
- > LOUNGE DINER
- > KITCHEN
- > BATHROOM
- > AMPLE PARKING
- > NO CHAIN
- > LONG LEASE
- > EPC Rating: D

>> **Short description**

*** DO NOT MISS OUT *** TWO BEDROOMS *** GROUND FLOOR APARTMENT *** KITCHEN *** LOUNGE DINER *** BATHROOM *** AMPLE PARKING *** POPULAR RESIDENTIAL LOCATION *** NO CHAIN *** LONG LEASE *** CALL SHIPWAYS TO VIEW ON 0121 747 4722 ***

>> **Long description**

We are pleased to welcome to the market a two bedroom ground floor apartment in a quiet spot on the Parkfield estate in Castle Bromwich. The property comprises of two bedrooms, lounge diner, kitchen, bathroom, parking and communal garden. This is a perfect buy for a first time buyer, downsizer or investor as it has ample space and at a fantastic price. The transport links and amenities are within walking distance. Call Shipways to view on 0121 747 4722.

>> **Directions**

Your Shipways office: 258 Chester Road, Castle Bromwich, BIRMINGHAM, West Midlands, B36 0JE
T 0121 747 4722 E castlebromwich@shipways.co.uk

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>> **room description**

Entrance Hall

Ceiling lightpoint, radiator, laminate floor, two storage cupboards and doors to:-

Lounge

10' 4" x 18' 7" (3.15m x 5.66m)

Double glazed windows to front, door to kitchen, laminate floor, and two ceiling light points.

Kitchen

10' 5" x 6' 8" (3.17m x 2.03m)

Double glazed window to front, wall, base and drawer units, roll top work surface, 1 1/2 stainless steel sink and drainer, hob and oven with extractor over, plumbing for washing machine, tiled to splash prone areas and floor and wall mounted boiler.

Bedroom One

10' 4" x 12' 5" (3.15m x 3.78m)

Double glazed windows to rear, ceiling light point and radiator.

Bedroom Two

6' 9" x 12' 4" (2.06m x 3.76m)

Double glazed window to rear, ceiling light point and radiator.

Bathroom

Panel bath with shower over, pedestal hand wash basin, low level wc, tiled floor, part tiled walls, ceiling light point, heated towel rail and extractor.

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>> **room description**

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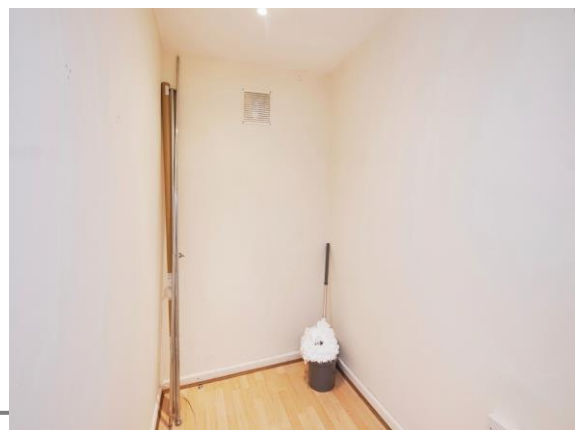
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>> **Floor plan**



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

>> **Approval**

	Signature	Date
Fran Nutt		
Mrs B. Clarke		

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