

**Old Bromford Lane, BIRMINGHAM B8 2RP** 

## welcome to

# **Old Bromford Lane, BIRMINGHAM**

\*\*\* DO NOT MISS OUT \*\*\* SEMI DETACHED \*\*\* TWO RECEPTION ROOMS \*\*\* EXTENDED KITCHEN \*\*\* BATHROOM \*\*\* DOWNSTAIRS WC \*\*\* THREE BEDROOMS \*\*\* DOUBLE GARAGE \*\*\* DRIVEWAY \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

## **Agent Note**

Council Tax Band B

#### **Entrance Porch**

Double glazed window to front, gas and electric meter, door to hall and ceiling lightpoint.

#### **Entrance Hall**

Radiator and ceiling lightpoint.

## Cloakroom

Low level WC, vanity sink and ceiling lightpoint.

## Lounge

14' 5" x 10' 3" ( 4.39m x 3.12m )

Double glazed window to front, radiator and ceiling lightpoint.

## **Dining Room**

9' 6" x 10' 6" ( 2.90m x 3.20m ) Radiator and ceiling lightpoint.

#### Kitchen

14' 9" x 7' 8" ( 4.50m x 2.34m )

Double glazed windows to rear, double glazed door to garden, sink and drainer, built in oven, microwave, hob and extractor, space for washing machine, integrated fridge freezer, wall and base units and ceiling lightpoint.

## Landing

Double glazed window to side, loft and ceiling lightpoint.

## **Bedroom One**

10' 5" x 13' 1" ( 3.17m x 3.99m )

Double glazed window to front, radiator and ceiling lightpoint.

#### **Bedroom Two**

10'  $3" \times 12' (3.12m \times 3.66m)$ Double glazed window to rear, fitted wardrobes, radiator and ceiling lightpoint.

#### **Bedroom Three**

7' 1"  $\times$  5' 4" ( 2.16m  $\times$  1.63m ) Double glazed window to front, radiator and ceiling lightpoint.

#### **Bathroom**

Obscure double glazed to rear, low level WC, vanity sink, shower cubicle, towel rail radiator and spotlights.

#### Rear Garden

Patio, laid lawn and double garage with double glazed window.



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





# welcome to Old Bromford Lane, BIRMINGHAM

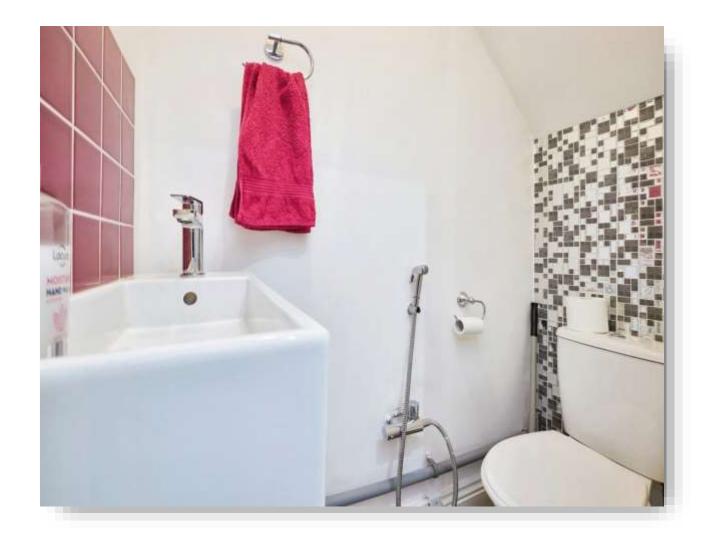
- SEMI DETACHED
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- EXTENDED KITCHEN
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

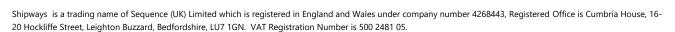
£270,000



## view this property online shipways.co.uk/Property/CAB110737



Property Ref: CAB110737 - 0004 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.







0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich, BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk