

Sladefield Road, Birmingham B8 3NX

shipways

welcome to

Sladefield Road, Birmingham

FOUR BEDROOM MID TERRACE PROPERTYDRIVEWAY**TWO RECEPTION ROOMS**EXTENDED FITTED KITCHEN**THREE FIRST FLOOR BEDROOMS AND FAMILY BATHROOM**SECOND FLOOR LOFT CONVERSION**REAR GARDEN**PLEASE CALL SHIPWAYS ON 0121 747 4722 TO **BOOK YOUR VIEWING****

Agent Note Council Tax Band A.

Entrance Porch

Door to hallway and tiled floor.

Entrance Hall

Stairs to first floor, laminate floor and radiator.

Reception Room One

10' 1" x 11' 4" (3.07m x 3.45m) Double glazed bay window to front, laminate floor, radiator and ceiling lightpoint.

Lounge

21' 8" x 13' (6.60m x 3.96m)

Double glazed window and door to rear, door to storage, door to kitchen, laminate floor and two ceiling lightpoints.

Kitchen

15' x 6' 9" (4.57m x 2.06m)

Double glazed window and door to rear. double glazed window to side, cupboard, draw units, roll top work surfaces, one and half steel sink and drainer, gas point, cooker hood, tiled floor and two ceiling lightpoints.

Bedroom One

11' 2" x 13' 3" (3.40m x 4.04m)

Double glazed window to front, radiator and ceiling lightpoint.

Bedroom Two

12' 3" x 8' (3.73m x 2.44m)

Double glazed window to rear, radiator and ceiling lightpoint.

Bedroom Three

7' 4" x 5' 9" max (2.24m x 1.75m max) Double glazed window to rear, radiator and ceiling lightpoint.

Bedroom Four

10' 3" x 18' 5" max (3.12m x 5.61m max) Double glazed window to rear, laminate floor, radiator, ceiling lightpoint and sky light.

Bathroom

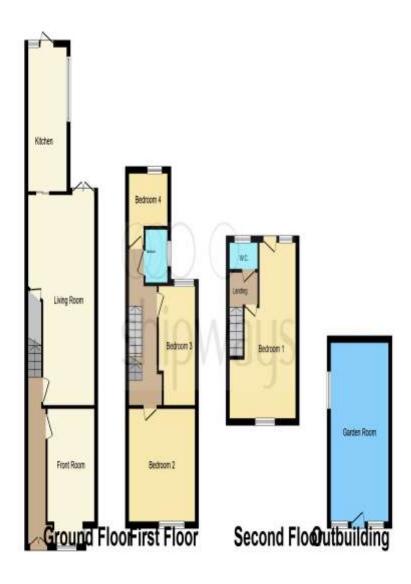
Obscure double glazed window to side, panel bath, low level wc, pedestal basin and ceiling lightpoint.

Wc

Obscure double glazed window to rear, low level wc, pedestal basin, tiled walls and ceiling lightpoint.

Rear Garden

Paved to rear, shrub boarders and brick shed.



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 Sladefield Road, Birmingham

- FOUR BEDROOM PROPERTY
- MID TERRACE
- DRIVEWAY
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£245,000



view this property online shipways.co.uk/Property/CAB110779



Property Ref: CAB110779 - 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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





0121 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk