



Auckland Drive, Birmingham B36 0QN

welcome to

Auckland Drive, Birmingham

*** END OF TERRACE *** NO CHAIN *** THREE BEDROOMS *** LOUNGE *** KITCHEN DINER *** BATHROOM *** FRONT AND REAR GARDEN ***
POPULAR RESIDENTIAL LOCATION *** PERFECT FIRST TIME BUY *** FREEHOLD *** VIEWING COMES HIGHLY RECOMMENDED *** CALL SHIPWAYS
TO VIEW ***

Agent Note

Council Tax Band A.

Entrance Porch

Double glazed window to front, door to hall and wall lightpoint.

Entrance Hall

Two double glazed window to front, stairs to first floor, storage cupboard, radiator and ceiling lightpoint.

Lounge

12' 1" x 12' (3.68m x 3.66m)

Double glazed bow window to rear, radiator, two wall lights and ceiling lightpoint.

Kitchen

19' x 8' 1" (5.79m x 2.46m)

Single glazed bow window to front, double glazed window to rear, double glazed door to garden, space for appliances, wall and base units, roll top work surfaces, steel sink and drainer, radiator and two ceiling lightpoints.

Landing

Loft hatch and storage cupboard.

Bedroom One

8' max x 18' max (2.44m max x 5.49m max)

Double glazed window to rear, storage cupboard, radiator and ceiling lightpoint.

Bedroom Two

10' x 6' (3.05m x 1.83m)

Double glazed window to rear, radiator and ceiling lightpoint.

Bedroom Three

10' x 6' (3.05m x 1.83m)

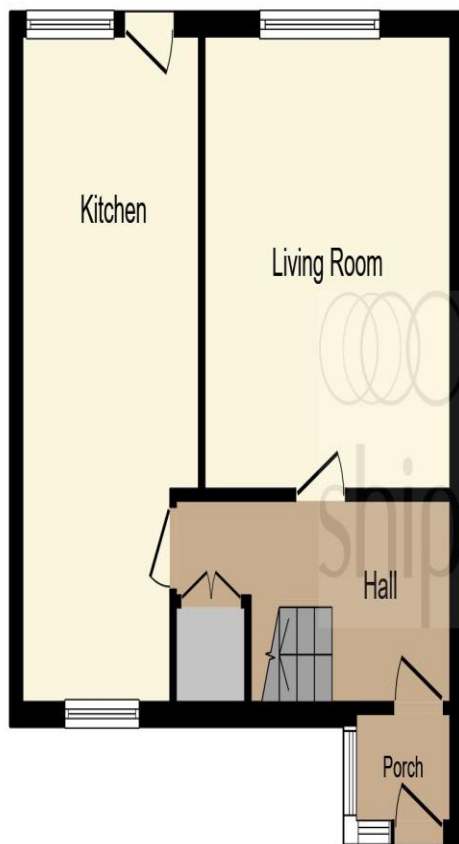
Double glazed to rear, radiator and ceiling lightpoint.

Bathroom

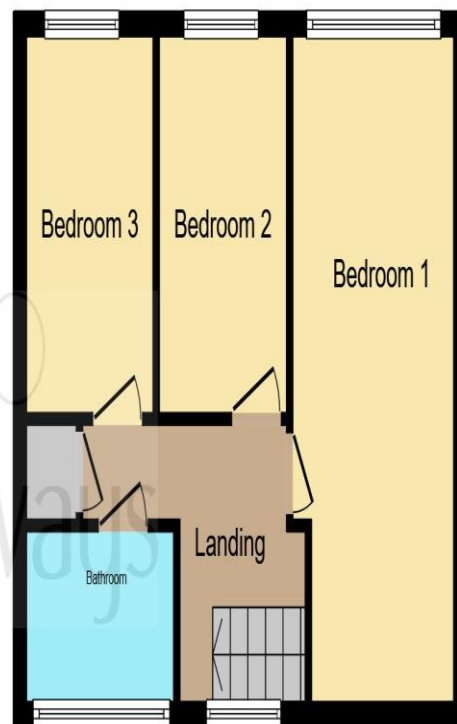
Double glazed window to front, shower cubicle, bath, low level wc, pedestal sink, radiator and ceiling lightpoint.

Rear Garden

Patio, mature low maintenance, brick shed and rear access.



Ground Floor



First Floor

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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Tenure: Freehold EPC Rating: D

offers over
£170,000



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Property Ref:
CAB111231 - 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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