



Darley Avenue, Birmingham B34 6JN

welcome to

Darley Avenue, Birmingham

*** MID TERRACED *** IMMACULATELY PRESENTED *** THREE DOUBLE BEDROOMS *** TWO RECPTION ROOMS *** TWO BATHROOMS ***
EXTENDED *** DRIVEWAY *** GARDEN *** POPULAR RESIDENTIAL LOCATION *** FREEHOLD *** CALL SHIPWAYS TO VIEW ***

Agent Note

Council Tax Band B.

Entrance Hall

Tiled, radiator and ceiling lightpoint.

Wc

European Wc, pedestal sink and ceiling lightpoint.

Front Room

17' x 9' 9" (5.18m x 2.97m)

Double glazed window to front, air conditioning unit, radiator, spotlights and ceiling lightpoint.

Lounge

15' 1" x 11' (4.60m x 3.35m)

Arch to kitchen, radiator and ceiling lightpoint.

Kitchen

17' x 17' (5.18m x 5.18m)

Double glazed window to rear, double glazed french doors to garden, sink and drainer, wall and base unit, space for appliances and spotlights.

Utility Room

9' x 4' (2.74m x 1.22m)

Door to downstairs bathroom, radiator and ceiling lightpoint.

Downstairs Bathroom

Obscure double glazed window to rear, bath, vanity sink, low level wc and ceiling lightpoint.

Landing

Storage cupboard and ceiling lightpoint.

Bedroom One

13' x 9' 1" (3.96m x 2.77m)

Double glazed window to front, loft hatch, radiator

and ceiling lightpoint.

Bedroom Two

10' x 15' (3.05m x 4.57m)

Double glazed window to rear, radiator and ceiling lightpoint.

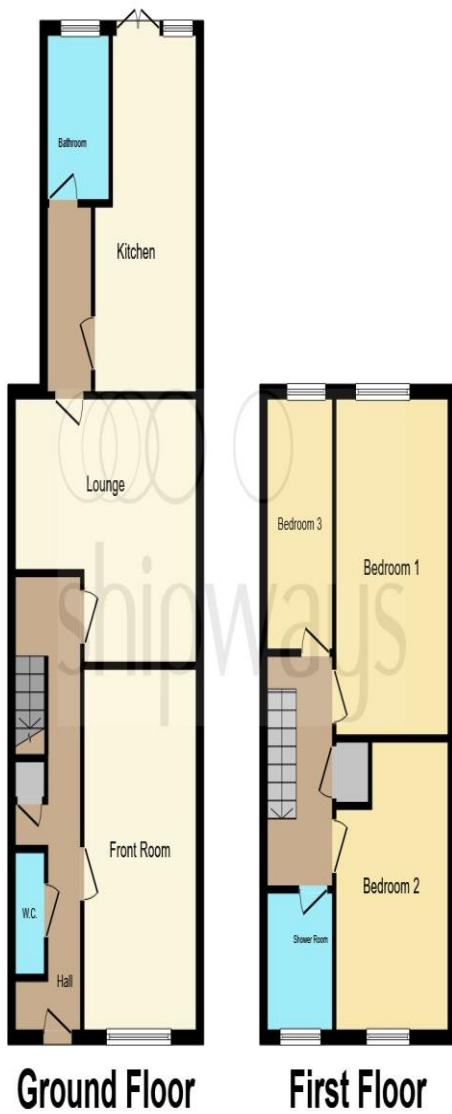
Bedroom Three

11' 1" x 5' (3.38m x 1.52m)

Double glazed window to rear, radiator and ceiling lightpoint.

Bathroom

Obscure double glazed window to rear, shower cubicle, vanity sink, low level wc, towel rail radiator and ceiling lightpoint.



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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Birmingham

- MID TERRACED
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- DRIVEWAY

Tenure: Freehold EPC Rating: C

offers over
£230,000



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Property Ref:
CAB111209 - 0005

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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