



Plane Grove, Birmingham B37 7QL

Not for marketing purposes INTERNAL USE ONLY

welcome to

Plane Grove, Birmingham

*** DO NOT MISS OUT *** THREE BEDROOMS *** DOUBLE FRONTED *** KITCHEN DINER *** LOUNGE *** BATHROOM *** DRIVEWAY *** GARDEN *** WELL PRESENTED *** PERFECT FIRST TIME BUY *** POPULAR RESIDENTIAL LOCATION *** EXCELLENT TRANSPORT LINKS *** FREEHOLD *** CALL SHIPWAYS TO VIEW ***

Agent Note

Council Tax Band A.

Approach

Block paved driveway.

Entrance Porch

Double glazed window to front and door to kitchen.

Lounge

10' x 18' (3.05m x 5.49m)

Double glazed window to front, double glazed sliding door to garden, radiator and two ceiling lightpoints.

Kitchen

18' x 11' 1" max (5.49m x 3.38m max)

Double glazed window to front and rear, roll top work surfaces, wall and base units, built in double oven, hob and extractor, space for dishwasher, steel sink and drainer, understairs storage, double glazed door to garden and spotlights.

Landing

Loft hatch, boiler and storage cupboard.

Bedroom One

8' 1" x 12' 1" (2.46m x 3.68m)

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

Bedroom Two

10' 1" x 9' + door recess (3.07m x 2.74m + door recess)

Double glazed to front, radiator and ceiling lightpoint.

Bedroom Three

8' 1" x 7' 1" (2.46m x 2.16m)

Double glazed window to rear, radiator and ceiling

lightpoint.

Bathroom

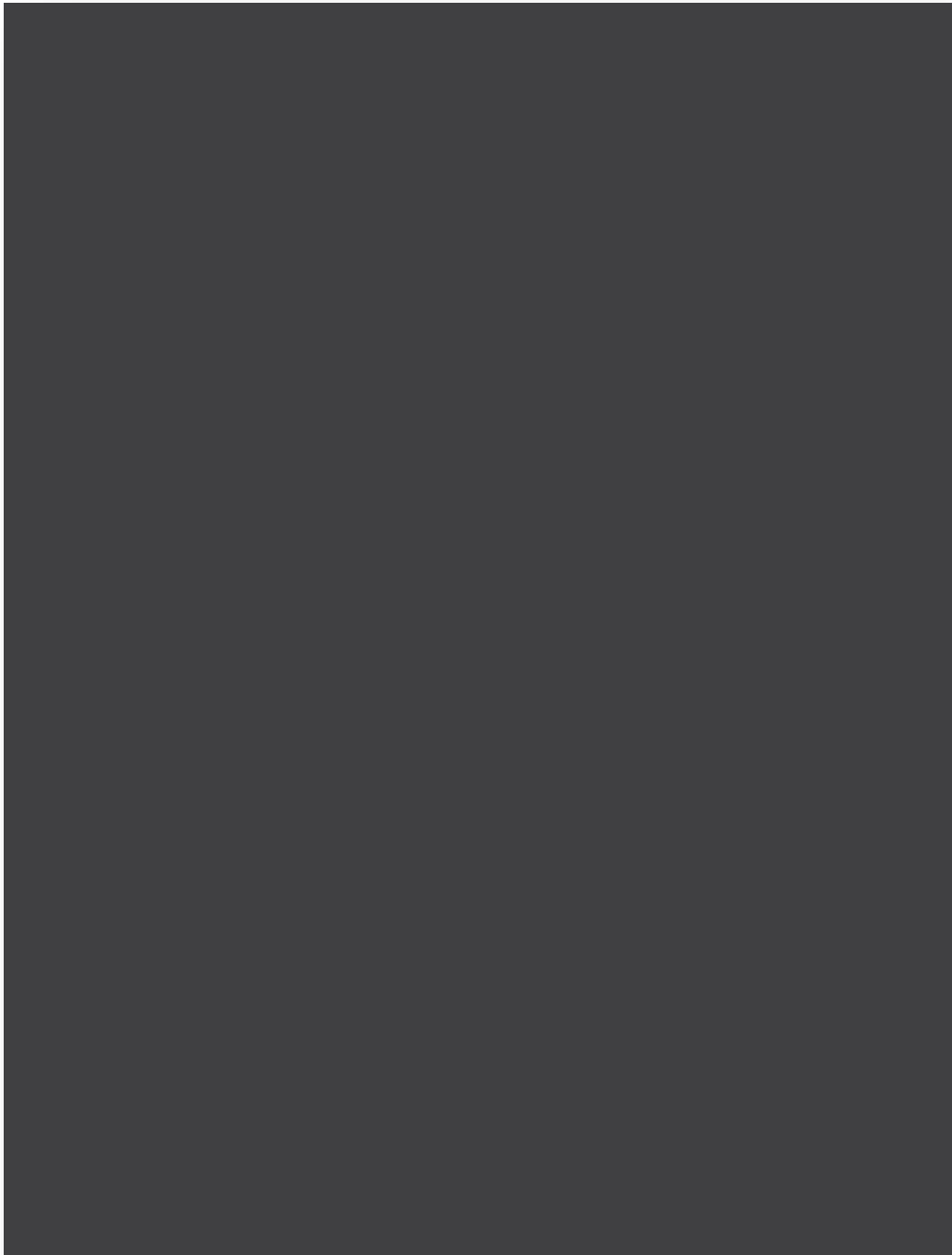
Double glazed window to rear, walk in shower, pedestal sink, radiator and spotlights.

Wc

Double glazed window to rear, low level wc, ceiling lightpoint.

Rear Garden

Patio and mainly lawn.



welcome to
Plane Grove,
Birmingham

- MID TERRACE
- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- BATHROOM

Tenure: Freehold EPC Rating: Awaited

£200,000



check out more properties at shipways.co.uk



Property Ref:
CAB111267 - 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.

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.

Not for marketing purposes INTERNAL USE ONLY



0121 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk