



Bordesley Green East, Bordesley Green Birmingham B9 5SR

Not for marketing purposes INTERNAL USE ONLY

welcome to

Bordesley Green East, Bordesley Green Birmingham

*** DO NOT MISS OUT *** EXTENDED *** FOUR BEDROOMS *** TWO/THREE RECEPTION ROOMS *** TWO BATHROOMS *** EXTENDED KITCHEN DINER *** DRIVEWAY *** LARGE REAR GARDEN *** FREEHOLD *** NO CHAIN *** CALL SHIPWAYS TO VIEW ***

Agent Note

Council Tax Band A.

Approach

Driveway.

Entrance Hall

Radiator, ceiling lightpoint and doors to:

Lounge

13' 1" max x 10' 9" max (3.99m max x 3.28m max)

Double glazed window to front, radiator and ceiling lightpoint.

Dining Room

11' 1" max x 8' 4" max (3.38m max x 2.54m max)

Double glazed french doors to garden, radiator and spotlights.

Reception Room Three

14' 1" max x 10' 9" max (4.29m max x 3.28m max)

Access to dining room, radiator and ceiling lightpoint.

Kitchen

20' 3" max x 10' 8" max (6.17m max x 3.25m max)

Double glazed window to rear, wall and base units, work tops, sink and drainer, extractor, space for appliances, pantry, door to garden, radiator and spotlights.

Bathroom

Double glazed window to front, shower cubicle, pedestal sink, towel rail radiator and ceiling lightpoint.

Landing

Double glazed window to side, loft access and storage cupboard.

Bedroom One

9' 6" x 11' (2.90m x 3.35m)

Double glazed window to front, fitted wardrobes, radiator and ceiling lightpoint.

Bedroom Two

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window to rear, radiator and ceiling lightpoint.

Bedroom Three

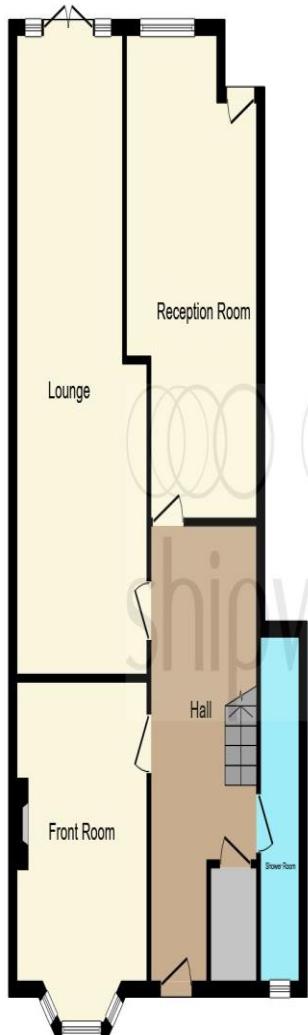
7' x 7' 1" (2.13m x 2.16m)

Double glazed window to rear, radiator and ceiling lightpoint.

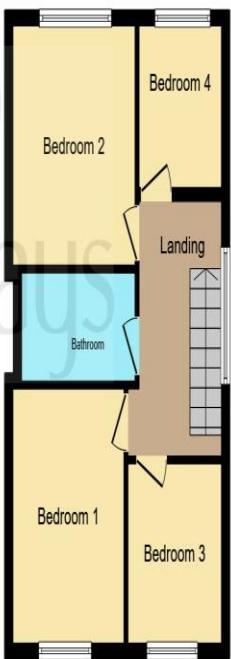
Bedroom Four

7' 1" x 7' 5" (2.16m x 2.26m)

Double glazed window to front, fitted wardrobes, radiator and ceiling lightpoint.



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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- END OF TERRACE
- FOUR BEDROOMS
- TWO/THREE RECEPTION ROOMS
- TWO BATHROOMS
- KITCHEN DINER

Tenure: Freehold EPC Rating: D

£250,000



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Property Ref:
CAB111173 - 0002

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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0121 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk