



Hernefield Road, Birmingham B34 6PG

Not for marketing purposes INTERNAL USE ONLY

welcome to

Hernefield Road, Birmingham

*** DO NOT MISS OUT *** THREE BEDROOMS *** LOUNGE DINER *** KITCHEN *** BATHROOM ** CORNER PLOT *** POTENTIAL TO EXTEND STPP
*** FRONT AND REAR GARDEN *** IN NEED OF MODERNISATION *** FREEHOLD *** NO CHAIN *** POPULAR RESIDENTIAL LOCATION *** CALL
SHIPWAYS TO VIEW ***

Agent Note

Council Tax Band B.

Entrance Porch

Door to hall.

Entrance Hall

Window to front, storage cupboard, radiator and ceiling lightpoint.

Lounge

11' 1" max x 23' 7" max (3.38m max x 7.19m max)

Two double glazed windows to rear, radiator and ceiling lightpoint.

Kitchen

14' max x 7' (4.27m max x 2.13m)

Double glazed window to front, base units, small worktop space, sink and drainer, storage cupboard, space for appliances, door to side to access garden and ceiling lightpoint.

Landing

Window to front, storage cupboard and loft access.

Bedroom One

9' x 14' 1" max (2.74m x 4.29m max)

Double glazed window to rear and ceiling lightpoint.

Bedroom Two

11' x 9' (3.35m x 2.74m)

Double glazed window to front and window to side, radiator and ceiling lightpoint.

Bedroom Three

9' max x 10' max (2.74m max x 3.05m max)

Double glazed window to rear and ceiling lightpoint.

Bathroom

Double glazed window to front, pedestal sink, bath and ceiling lightpoint.

Wc

Double glazed window to front, low level wc and ceiling lightpoint.

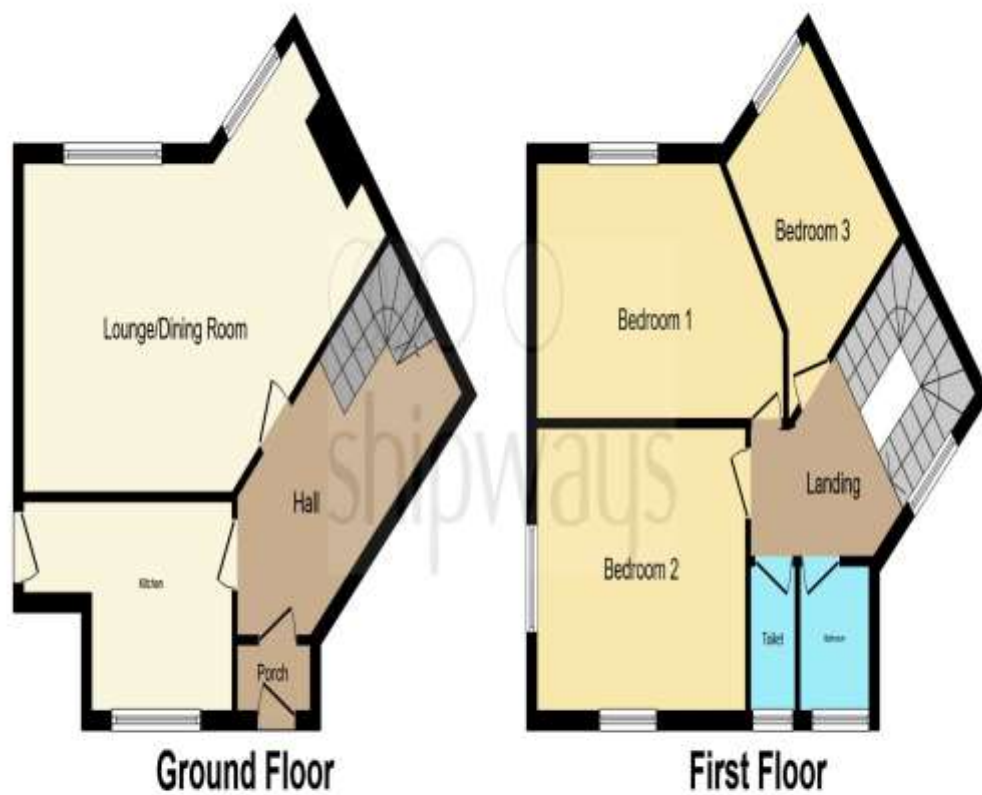
Rear Garden

Patio, lawn and path to bottom.

Outer Building

8' x 5' (2.44m x 1.52m)

Window to rear.



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
Hernefield Road,
Birmingham

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE DINER
- KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

offers over
£170,000



check out more properties at shipways.co.uk



Property Ref:
CAB111532 - 0004

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