

Dunster Road, Birmingham B37 7TS

Not for marketing purposes INTERNAL USE ONLY

welcome to

Dunster Road, Birmingham

*** WELL PRESENTED *** NO CHAIN *** CCTV *** EXTENDED *** THREE BEDROOMS *** MID TERRACE *** KITCHEN *** TWO RECEPTION ROOMS *** FAMILY BATHROOM *** GARAGE TO REAR *** FREEHOLD UPON COMPLETION *** EXCELLENT TRANSPORT LINKS *** POPULAR RESIDENTIAL LOCATION *** VIEWING IS HIGHLY RECOMMENDED ***

Agent Note

Council Tax Band B.

Entrance Porch Double glazed window to front and side and door to lounge.

Lounge

15' 1" max x 15' 1" max (4.60m max x 4.60m max) Double glazed window to front, storage cupboard, radiator and ceiling lightpoint.

Dining Room

15' 1" x 10' 4" (4.60m x 3.15m) Door to kitchen, radiator and ceiling lightpoint.

Kitchen

10' 4" x 12' 5" ($3.15m\ x$ 3.78m) Double glazed window to rear, wall and base units, french doors to garden, space for appliances, sink and drainer.

Landing

Storage cupboard and ceiling lightpoint.

Bedroom One

14' 9" x 8' 6" (4.50m x 2.59m) Double glazed window to front, radiator and ceiling lightpoint.

Bedroom Two

 8° 5" max x 10' 9" (2.57m max x 3.28m) Double glazed window to rear, radiator and ceiling lightpoint.

Bedroom Three

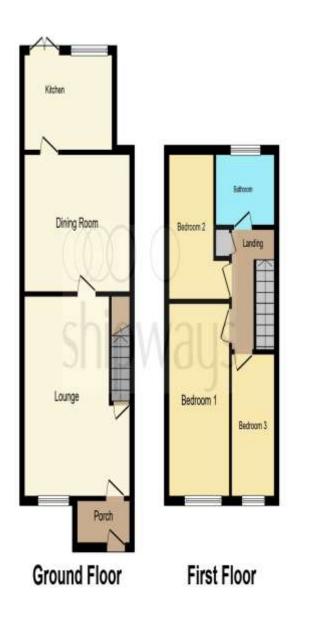
10' 8" max x 5' 9" (3.25m max x 1.75m) Double glazed window to front, radiator and ceiling lightpoint.

Bathroom

Double glazed window to rear, shower over bath, sink, low level wc, radiator and ceiling lightpoint.

Garage

Electric garage door and power.



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, ornission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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- MID TERRACE
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- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: Awaited Council Tax Band: B Service Charge: 15.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1969. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£210,000**



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Property Ref: CAB111487 - 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.

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