

**Wyegate Close, Birmingham B36 0TQ** 

## welcome to

# **Wyegate Close, Birmingham**

\*\*\* SEMI DETACHED BUNGALOW \*\*\* IMMACULATELY PRESENTED \*\*\* TWO BEDROOMS \*\*\*NO CHAIN \*\*\* CONSERVATORY \*\*\* DRIVEWAY \*\*\*
LOUNGE \*\*\* KITCHEN \*\*\* BATHROOM \*\*\*PLENTY OF STORAGE\*\*\* GARDEN \*\*\* DRIVEWAY \*\*\* PERFECT FOR DOWNSIZERS \*\*\* CALL SHIPWAYS TO
VIEW \*\*\*

### **Agent Note**

Council Tax Band B

## **Approach**

Driveway and garden.

#### **Entrance Hall**

Loft access, radiator and ceiling lightpoint.

#### Lounge

14' 2" x 10' 8" ( 4.32m x 3.25m ) Double glazed window to rear, door to conservatory, radiator and two ceiling lightpoint.

#### Kitchen

10' 8" dooe recess x 10' 7" ( 3.25m dooe recess x 3.23m ) Double glazed window to front, wall and base units, sink and drainer, radiator and ceiling lightpoint

#### Conservatory

10' 5" x 7' 9" ( 3.17m x 2.36m ) Door to garden, radiator and wall lights.

# **Bedroom One**

13' 1" x 9' 1" (  $3.99m \times 2.77m$  ) Double glazed window to rear, radiator and ceiling lightpoint.

#### **Bedroom Two**

9' 1" x 8' 5" (  $2.77m \times 2.57m$  ) Double glazed window to front, radiator and ceiling lightpoint.

#### **Bathroom**

Walk in shower, low level wc, vanity sink, towel rail radiator and ceiling lightpoint.

#### **Rear Garden**

Patio, lawn and side access.



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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- SEMI DETACHED
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

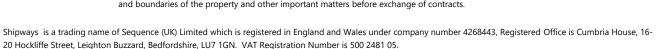
£200,000



# view this property online shipways.co.uk/Property/CAB111554



Property Ref: CAB111554 - 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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