

**School Lane, Buckland End Birmingham B34 6SJ** 

## welcome to

# **School Lane, Buckland End Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* THREE BEDROOMS \*\*\* SEMI DETACHED \*\*\* DETACHED GARAGE \*\*\* TWO RECEPTION ROOMS \*\*\* KITCHEN \*\*\* FAMILY BATHROOM \*\*\* LARGE GARDEN \*\*\* DRIVEWAY \*\*\* VIEWING HIGHLY RECOMMENDED \*\* CALL SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band C.

### Lounge

13' x 10' (3.96m x 3.05m)

Double glazed bay window to front, door to dining room, radiator and ceiling lightpoint.

## **Dining Room**

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

Double glazed window to rear, double glazed window to side, door to kitchen, radiator and ceiling lightpoint.

#### Kitchen

15' x 6' 1" ( 4.57m x 1.85m )

Two double glazed window to side, double glazed door to garden, wall and base units, built in oven, hob and extractor, under mounted sink, space for washing machine, radiator and spotlights.

#### **Bathroom**

Double glazed window to side, low level wc, vanity sink, separate shower and bath, radiator and ceiling lightpoint.

## Landing

Double glazed window to rear, storage cupboard and ceiling lightpoint.

## **Bedroom One**

11' x 11' ( 3.35m x 3.35m )

Double glazed window to rear, radiator and ceiling lightpoint.

## **Bedroom Two**

10' max x 10' (3.05m max x 3.05m) Double glazed window to front, built in wardrobes, radiator and ceiling lightpoint.

#### **Bedroom Three**

10'  $\times$  7' (  $3.05m \times 2.13m$  ) Double glazed window to front, radiator and ceiling lightpoint.

#### **Rear Garden**

Patio, lawn and access to garage.



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
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

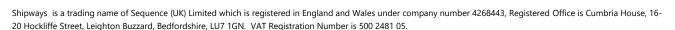
£300,000



# view this property online shipways.co.uk/Property/CAB111401



Property Ref: CAB111401 - 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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