



Shopton Road, BIRMINGHAM B34 6NX

welcome to

Shopton Road, BIRMINGHAM

- SEMI DETACHED
- THREE BEDROOMS
- OPEN PLAN KITCHEN
- LOUNGE DINER
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£220,000

Entrance Hall

Stairs up to first floor, ceiling light point and meter cupboard

Entrance Porch

Double glazing to front and side, spotlights and door to hallway.

Downstairs Toilet

Low w.c., ceiling light point and hand wash basin.

Lounge

22' 5" x 10' 1" (6.83m x 3.07m)

Double glazing to front, 2 radiators, spotlights, archway to kitchen and double-glazed sliding door to rear.

Kitchen

10' 1" x 7' 6" (3.07m x 2.29m)

Wall and base units, boiler on wall, built in cooker, hob and extractor fan, space for appliances, steel sink and drainer and double glazing to rear.

Bedroom 1

11' 2" x 11' 1" (3.40m x 3.38m)

Double glazed window to rear, 1 radiator and ceiling light point.

Bedroom 2

10' 1" x 8' 5" (3.07m x 2.57m)

Double glazed window to front, ceiling light point and 1 radiator

Bedroom 3

8' 9" x 6' 1" (2.67m x 1.85m)

Double glazed window to front, ceiling light point and 1 radiator

Bathroom

Obscured Double glazed window to rear and side, ceiling light point, shower over the bath, hand wash basin, low w.c. and towel rail radiator

Rear Garden

Paved patio, lawn and fenced border

Agents Note

This property is non-standard construction



view this property online shipways.co.uk/Property/CAB107334



Property Ref:

CAB107334 - 0008

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.



0121 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk