



Shustoke Road, Birmingham B34 7BB


shipways

welcome to Shustoke Road, Birmingham

*** DO NOT MISS OUT *** NO CHAIN *** THREE/FOUR BEDROOMS *** OPEN PLAN KITCHEN *** MASTER WITH EN SUITE *** FAMILY BATHROOM *** TOWN HOUSE *** DRIVEWAY *** GARDEN *** DINING ROOM/SNUG *** PERFECT FIRST TIME BUY *** CALL SHIPWAYS TO VIEW ***

Driveway

Entrance Hall

Storage Cupboard, ceiling light point, radiator and stairs up to first floor

Downstairs W.C.

Low level w.c., ceiling light point, radiator and pedestal sink

1st Floor Lounge/Bedroom

13' max x 12' 1" (3.96m max x 3.68m)
Two double glazed windows to the front, ceiling light point and radiator

Dining Room

9' x 6' (2.74m x 1.83m)
Double glazing to front, radiator and ceiling light point

Kitchen/Lounge

20' 1" x 12' 1" (6.12m x 3.68m)
Three ceiling light points, built in oven and hob, space for appliances, wall and base units and double-glazed French doors to garden

Landing

Ceiling light point, radiator, stairs to second floor

Bedroom One

10' to wardrobes x 9' 1" (3.05m to wardrobes x 2.77m)
Ceiling light point, radiator, two double glazed windows to front and wardrobes

Ensuite

Low level w.c., shower cubicle, pedestal sink, ceiling light point and radiator.

2nd Floor Landing

Ceiling light point and loft access.

Bedroom Two

12' max x 11' max (3.66m max x 3.35m max)
Ceiling light point, radiator, storage cupboard and skylight windows.

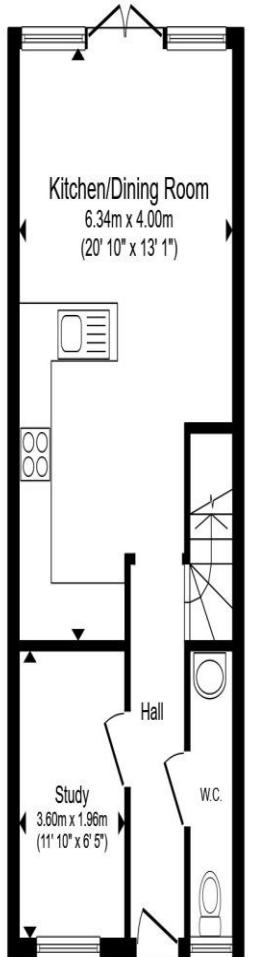
Bedroom Three

12' 1" x 8' (3.68m x 2.44m)
Radiator, ceiling light point and skylight window

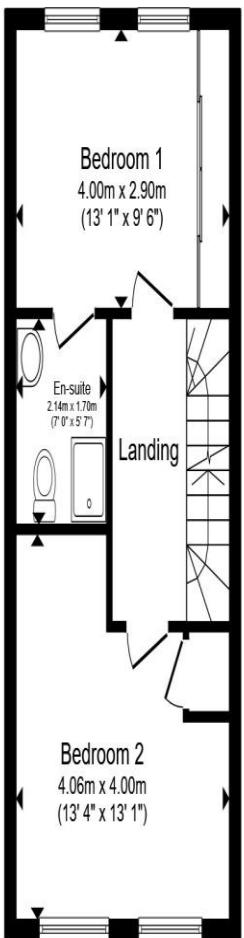
Bathroom

Low level w.c., radiator, ceiling light point, pedestal sink and bath with shower over.

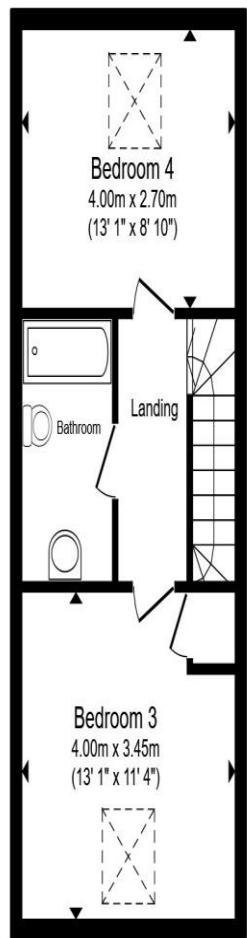
Rear Garden



Ground Floor



First Floor



Second Floor

Total floor area 110.9 m² (1,193 sq.ft.) approx

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.propertybox.io



welcome to

Shustoke Road, Birmingham

- THREE STOREY
- THREE/FOUR BEDROOMS
- MASTER WITH EN SUITE
- OPEN PLAN KITCHEN
- DINING ROOM/SNUG

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: Ask Agent
Ground Rent: 150.00

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.

£250,000



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Property Ref:
CAB111646 - 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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