



**Turnberry Road, Birmingham B42 2HT**

**welcome to**

## **Turnberry Road, Birmingham**

**\*\*\*SEMI DETACHED\*\*\*THREE BEDROOMS\*\*\*THROUGH LOUNGE\*\*\*KITCHEN/DINER\*\*\*SHOWER ROOM\*\*\*FRONT & REAR GARDEN\*\*\*REAR GARAGE\*\*\*DOUBLE GLAZING & CENTRAL HEATING\*\*\*NO CHAIN\*\*\***

### **Note**

Council Tax Band: C

### **Front Garden**

Tiered garden with lawned area and steps up to entrance porch.

### **Entrance Porch**

Door to front.

### **Entrance Hall**

Door and double glazed window to front, understairs cupboard, stairs to first floor, ceiling light point and radiator.

### **Through Lounge**

24' 6" into bay x 10' max ( 7.47m into bay x 3.05m max )  
Double glazed window to front, gas fire place, two ceiling light points, wall light, two radiators and patio door to rear leading out to garden.

### **Kitchen / Diner**

23' 2" max x 9' 5" max ( 7.06m max x 2.87m max )  
Double glazed window to rear, two double glazed windows to side, wall and base units with work surfaces over, sink and drainer unit, plumbing for washing machine, wall mounted central heating boiler, oven extractor. two ceiling light points and doors to side and garden.







### **Landing**

Double glazed window to side, ceiling light point and loft access.

### **Bedroom One**

12' 5" x 9' 5" max ( 3.78m x 2.87m max )

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

### **Bedroom Two**

11' 10" into bay x 9' 6" max ( 3.61m into bay x 2.90m max )

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

### **Bedroom Three**

6' 8" x 6' 1" ( 2.03m x 1.85m )

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

### **Shower Room**

Double glazed window to rear, shower cubicle, vanity wash hand basin, low level WC, spotlights and heated towel radiator.

### **Rear Garden**

Patio area and mainly laid to lawn.

### **Rear Garage**

Approached by rear access to property.



***view this property online*** [shipways.co.uk/Property/GRB108125](http://shipways.co.uk/Property/GRB108125)



welcome to

## Turnberry Road, Birmingham

- SEMI DETACHED
- THREE BEDROOMS
- THROUGH LOUNGE
- KITCHEN/DINER
- SHOWER ROOM

Tenure: Freehold EPC Rating: D

offers over

**£180,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**view this property online** [shipways.co.uk/Property/GRB108125](http://shipways.co.uk/Property/GRB108125)



Property Ref:  
GRB108125 - 0003

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 358 2281**



[greatbarr@shipways.co.uk](mailto:greatbarr@shipways.co.uk)



905 Walsall Road, Great Barr, BIRMINGHAM,  
West Midlands, B42 1TN



**[shipways.co.uk](http://shipways.co.uk)**