



Ardav Road, West Bromwich B70 0RA

welcome to

Ardav Road, West Bromwich

MID TERRACETHREE BEDROOMS***LOUNGE***KITCHEN/DINER***OFF ROAD PARKING***GARAGE***DOUBLE GLAZING***CENTRAL HEATING***

Note

Council Tax Band: B

Front Garden

Dropped kerb and block paved to front.

Entrance Porch

UPVC and brick construction, UPVC double glazed door to front, storage cupboard and carpet flooring.

Lounge

14' 9" into window x 14' 11" (4.50m into window x 4.55m)

UPVC double glazed window to front, understairs storage, TV aerial points, stairs to first floor and carpet flooring.

Kitchen / Diner

14' 11" into window x 10' (4.55m into window x 3.05m)
UPVC double glazed window to rear, UPVC double glazed french doors to rear leading to garden, wall and base units with work surfaces over, sink and drainer unit, integrated electric oven, integrated gas hob, plumbing for washing machine, radiator and carpet and lino flooring.

Landing

Storage cupboard, carpet flooring and loft access.

Bedroom One

12' 5" into window x 8' 7" (3.78m into window x 2.62m)
UPVC double glazed window to front, fitted wardrobe, carpet flooring and radiator.

Bedroom Two

11' 10" into wardrobe and window x 8' 8" (3.61m into wardrobe and window x 2.64m)
UPVC double glazed window to rear, fitted sliding wardrobe, carpet flooring and radiator.





Bedroom Three

9' 11" into window and wardrobe x 6' (3.02m into window and wardrobe x 1.83m)

UPVC double glazed window to front, built in wardrobe, carpet flooring and radiator.

Bathroom

UPVC double glazed window to rear, bath, wash hand basin, low level WC, tiled walls from floor to ceiling, vinyl flooring and radiator.

Rear Garden

Paved patio area, raised lawned area to rear and access to stand alone garage.

Rear Garage

18' x 8' (5.49m x 2.44m)

Having light and power points.



view this property online shipways.co.uk/Property/GRB110376



welcome to

Ardav Road, West Bromwich

- MID TERRACE
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

offers in excess of

£210,000



Ground Floor

First Floor

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/GRB110376



Property Ref:
GRB110376 - 0004

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.



0121 358 2281



greatbarr@shipways.co.uk



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



shipways.co.uk