



Salisbury Road, Birchfield Birmingham B19 1NB

welcome to

Salisbury Road, Birchfield Birmingham

*****MID TERRACE***FIVE BEDROOMS***THREE RECEPTION ROOMS***TWO BATHROOMS***DOUBLE GLAZING***CENTRAL HEATING*****

Note

Council tax band: B

Entrance Porch

UPVC double glazed.

Cloakroom

Double glazed window to side, low level WC, wash hand basin, tiling to walls and floor, spotlights and radiator.

Lounge

14' 3" into bay x 12' 6" (4.34m into bay x 3.81m)
Double glazed bay window to front, fire place, laminate flooring, ceiling light point and radiator.

Dining Room

13' 10" x 10' 4" (4.22m x 3.15m)
Double glazed UPVC doors to rear, fire place, laminate flooring, ceiling light point and radiator.

Reception Room Three

16' 2" x 10' 1" (4.93m x 3.07m)
Double glazed window to side, laminate flooring, spotlights, ceiling light point and radiator.

Kitchen

9' 11" x 9' 8" (3.02m x 2.95m)
Double glazed window to rear, wall and base units with work surfaces over, sink and drainer unit, freestanding oven with five point gas hob, plumbing for washing machine and dishwasher, tiled flooring and spotlights.





Bedroom One

18' 4" x 11' 11" (5.59m x 3.63m)
Double glazed window to front, carpet flooring,
ceiling light point and radiator.

Bedroom Two

13' 11" x 12' 3" (4.24m x 3.73m)
Double glazed window to rear, carpet flooring,
ceiling light point and radiator.

Bedroom Three

10' 10" x 10' 1" (3.30m x 3.07m)
Double glazed window to rear, carpet flooring,
ceiling light point and radiator.

Bathroom

Double glazed window to side, bath with shower
over, wash hand basin, low level WC, tiled walls and
flooring, spotlights and radiator.

Bedroom Four

12' 3" x 11' (3.73m x 3.35m)
Double glazed sky light to front, carpet flooring,
ceiling light point and radiator.

Bedroom Five

12' 3" x 12' (3.73m x 3.66m)
Double glazed skylight to rear, carpet flooring,
ceiling light point and radiator.

Shower Room

Double glazed skylight to rear, electric shower, wash
hand basin, low level WC, panelled ceiling, tiled
walls, vinyl flooring and heated towel radiator.

Rear Garden

Slabbed with wooden shed.



view this property online shipways.co.uk/Property/GRB110765



welcome to

Salisbury Road, Birchfield Birmingham

- MID TERRACE
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- DOUBLE GLAZING

Tenure: Freehold EPC Rating: E

£300,000



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/GRB110765



Property Ref:
GRB110765 - 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.

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



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



shipways.co.uk