



Calder Grove, Birmingham B20 2HR

welcome to

Calder Grove, Birmingham

*****END TERRACE***THREE BEDROOMS***TWO RECEPTION ROOMS***KITCHEN***DOUBLE GLAZED***CENTRAL HEATING*****

Note

Council tax band: C

Front Garden

Lawned area and slabbed foot path.

Entrance Hall

Carpet flooring, ceiling light point and radiator.

Lounge

13' 8" into bay x 11' 2" (4.17m into bay x 3.40m)

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

Dining Room

12' x 10' 5" (3.66m x 3.17m)

Double glazed sliding doors to rear, carpet flooring, ceiling light point and radiator.

Kitchen

8' 7" x 6' 7" (2.62m x 2.01m)

Wall and base units with work surfaces over, sink and drainer unit, free standing oven with gas hob, plumbing for washing machine, laminate flooring, boiler and ceiling light point.





Landing

Carpet flooring, ceiling light point and loft access.

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)
Double glazed window to front, carpet flooring,
ceiling light point and radiator.

Bedroom Two

12' 2" x 9' 11" (3.71m x 3.02m)
Double glazed window to rear, carpet flooring,
ceiling light point and radiator.

Bedroom Three

5' 11" x 5' 9" (1.80m x 1.75m)
Double glazed window to front, laminate flooring,
ceiling light point and radiator.

Bathroom

Double glazed window to rear, bath, shower, wash
hand basin, low level WC, laminate flooring, half
tiled walls, ceiling light point and radiator.

Rear Garden

Slabbed area, patio area, rear and side access.



view this property online shipways.co.uk/Property/GRB110812



welcome to

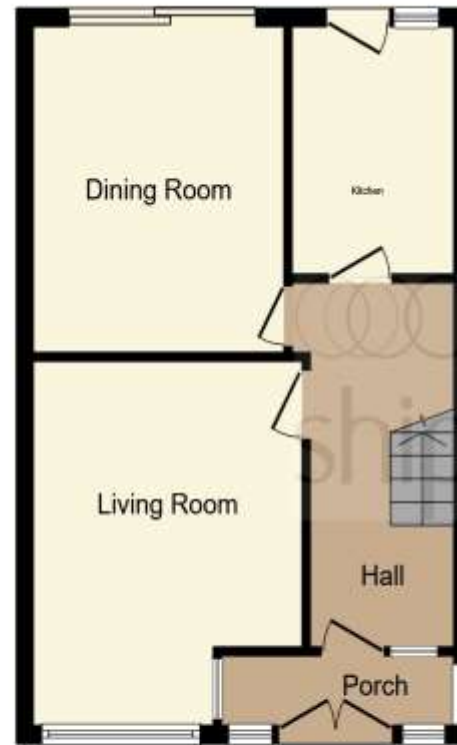
Calder Grove, Birmingham

- END TERRACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN
- DOUBLE GLAZED

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000



Ground Floor



First Floor

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.focalagent.com

view this property online shipways.co.uk/Property/GRB110812



Property Ref:
GRB110812 - 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



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



shipways.co.uk

