



Whitburn Avenue, Birmingham B42 1QH

welcome to

Whitburn Avenue, Birmingham

*****MID TERRACE***THREE BEDROOMS***FREEHOLD***DOUBLE GLAZED***CENTRAL HEATING***FRONT GARDEN***REAR GARDEN*****

Approach

Lawned front garden with door into porch

Porch

Large double glazed porch door into

Entrance Hall

Ceiling light point

Lounge

18' 9" Widest x 10' 6" (5.71m Widest x 3.20m)
Double glazed window, open lounge diner, radiator, carpeted, spotlights

Agency Note

Council Tax Band B

Bedroom One

10' 9" x 9' 11" (3.28m x 3.02m)
Double glazed window to the front, carpeted, ceiling light point, radiator

Bedroom Two

10' 9" x 8' 3" (3.28m x 2.51m)
Double glazed window to rear, built in wardobes, carpeted, ceiling light point, radiator

Bedroom Three

9' 4" x 9' 1" (2.84m x 2.77m)
Two double glazed window to rear of the property, storage cupboard, ceiling light point, radiator

Bathroom

7' 2" x 5' 5" (2.18m x 1.65m)
Double glazed window to front, tiled flooring and walls, shower over the bath, sink, WC, radiator

Rear Garden

Slabbed patio and grass area, with side access and

rear access, with garage at rear of property

Kitchen

12' 1" x 11' 8" (3.68m x 3.56m)
Double glazed window and door to rear, extended modern kitchen, wall and base units with work surfaces, intergrated oven and gas hob, tiled flooring, wall mounted boiler, understairs storage, spotlights, radiator





view this property online shipways.co.uk/Property/GRB110649



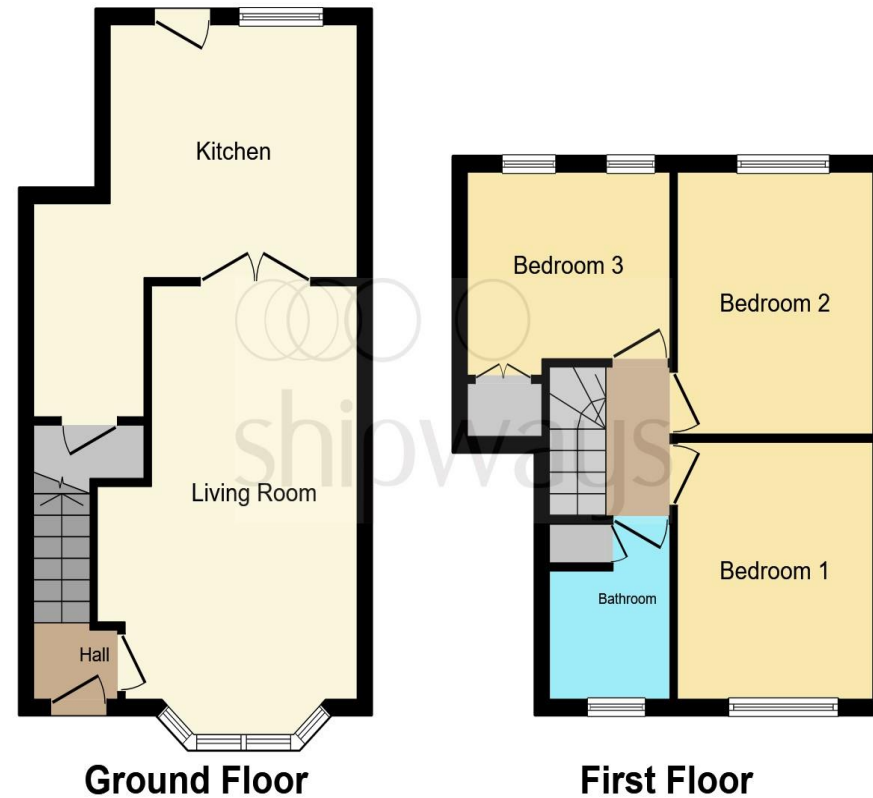
welcome to

Whitburn Avenue, Birmingham

- MID TERRACE
- THREE BEDROOMS
- FREEHOLD
- DOUBLE GLAZED
- CENTRAL HEATING

Tenure: Freehold EPC Rating: D

£200,000



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/GRB110649



Property Ref:
GRB110649 - 0005

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.


shipways



0121 358 2281



greatbarr@shipways.co.uk



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



shipways.co.uk