



**Curbar Road, Birmingham B42 2AY**

**welcome to**

## **Curbar Road, Birmingham**

\*\*\*RECENTLY REFURBISHED\*\*\*MID-TERRACE\*\*\*THREE BEDROOMS\*\*\*LOUNGE\*\*\*KITCHEN/DINER\*\*\*CONSERVATORY\*\*\*FAMILY BATHROOM\*\*\*REAR GARDEN\*\*\*DRIVEWAY\*\*\*NO CHAIN\*\*\*

### **Agent Note**

Council Tax Band B

### **Approach**

Paved driveway for two cars, gate to side providing access to the rear, door into

### **Porch**

Double glazed windows to the front and side, door into

### **Entrance Hall**

Stairs to the first floor, radiator, ceiling light point, understair store cupboard, doors to

### **Lounge**

14' into bay x 10' ( 4.27m into bay x 3.05m )  
Double glazed bay window to the front, radiator, ceiling light point, fireplace and surround

### **Kitchen/Diner**

15' 7" x 9' 5" ( 4.75m x 2.87m )  
Window to the rear, door to the rear garden, door to the conservatory, a range of wall and base units, stainless steel sink and drainer with mixer tap, gas hob, extractor and oven, cupboard housing the boiler, plumbing for washing machine, radiator, two ceiling light points

### **Conservatory**

13' 10" x 7' 9" ( 4.22m x 2.36m )  
Windows to the rear and side, UPVC door to the side, door into the side access





### **Landing**

Loft access, ceiling light point, doors to

### **Bedroom One**

12' 1" x 11' 5" ( 3.68m x 3.48m )

Double glazed window to the front, radiator, ceiling light point

### **Bedroom Two**

11' 4" x 9' 11" ( 3.45m x 3.02m )

Double glazed window to the rear, radiator, ceiling light point

### **Bedroom Three**

Irregular Shaped Room 8' 11" x 6' 9" ( 2.72m x 2.06m)

Double glazed window to the front, radiator, ceiling light point

### **Bathroom**

Double glazed window to the rear, P shape bath with shower over, low level wc, wash hand basin and vanity unit, heated towel rail, extractor

### **Rear Garden**

Slabbed rear garden with raised beds, fence borders and shed to the rear.



***view this property online*** [shipways.co.uk/Property/GRB111175](https://shipways.co.uk/Property/GRB111175)





welcome to

## Curbar Road, Birmingham

- RECENTLY REFURBISHED
- NO CHAIN
- MID-TERRACE
- THREE BEDROOMS
- LOUNGE

Tenure: Freehold EPC Rating: E

offers in excess of

**£225,000**



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](http://www.focalagent.com)

view this property online [shipways.co.uk/Property/GRB111175](http://shipways.co.uk/Property/GRB111175)



Property Ref:  
GRB111175 - 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)**