

Jayshaw Avenue, Birmingham B43 5RU



welcome to

Jayshaw Avenue, Birmingham

FREEHOLDSEMI DETACHED***THREE BEDROOM***GARAGE***DRIVEWAY***WETROOM***CONSERVATORY***EXTENSION***LOFT ROOM***NO CHAIN***

Agent Note Council Tax Band C

Approach Block paved drive, door into

Porch Double glazed porch, door into

Entrance Hall

Two wall lights, understairs storage, laminate flooring, radiator

Living Room

12' 5" x 11' (3.78m x 3.35m) Double glazed bay window to the front of the property, carpeted, gas fire and fire surround, ceiling light point, radiator, french doors to dining room

Lounge

12' 4" x 10' 1" (3.76m x 3.07m) Laminate flooring ceiling light point, french doors to living room, opening to dining room

Dining Room

9' 2" x 6' 3" (2.79m x 1.91m) Double glazed sliding doors to rear of property into conservatory, laminate flooring, ceiling light point, radiator, opening into lounge

Conservatory

10' 7" x 7' 10" (3.23m x 2.39m) Double glazed conservatory with UPVC door, laminate flooring, insulated roof, spot lights

Kitchen

10' 4" x 10' 3" (3.15m x 3.12m) Double glazed window to the rear of the property, laminate flooring, a range of wall and floor cabinets, with a roll top worksurface, sink and drain, integrated cooker and microwave, space for freestanding dishwasher and washing machine

Wet Room

Down stairs wet room, double glazed window, walk in shower, WC, hand wash basin with vanity unit, paneled walls, heated towel rail

Landing

Double glazed window to the side of the property, carpeted, ceiling light point

Bedroom One

12' 5" x 10' 11" (3.78m x 3.33m) Double glazed bay window to the front of the property, fitted wardrobes, laminate flooring, ceiling light point, two radiators

Bedroom Two

12' 4" x 10' 1" (3.76m x 3.07m) Double glazed window to the rear of the property, loft room access, fitted wardrobes, ceiling light point, radiator

Bedroom Three

9' 3" x 6' 5" (2.82m x 1.96m) Double glazed window to the rear of the property, carpeted, radiator, ceiling light point

Bathroom

Double glazed window to the front of the property, bath with over head shower, hand wash basin with vanity unit, WC, heated towel rail, tiled flooring and walls

Loft Room

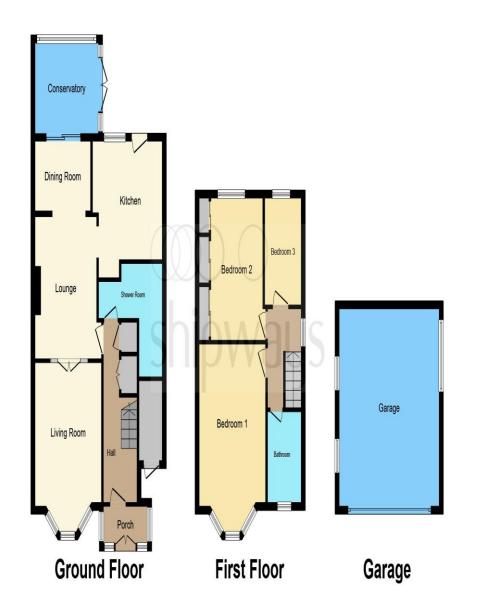
11' 1" x 9' 7" (3.38m x 2.92m) Sky light, ceiling light point, fitted wardrobes

Rear Garden

Steps down into garden, slabbed and lawn area, garage to rear with rear gate access

Garage

Rear garage



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





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Birmingham

- NO CHAIN
- SEMI DETACHED
- THREE BEDROOM
- GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: D

£300,000



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Property Ref: GRB108783 - 0007 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.

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