



Winterton Road, Birmingham B44 0UU

welcome to

Winterton Road, Birmingham

SEMI DETACHEDFREEHOLD***THREE BEDROOM***LARGE REAR GARDEN***MODERN KITCHEN***MODERN BATHROOM***DOUBLE GLAZED***CENTRAL HEATING***

Agent Note

Council Tax Band B

Approach

Block paved driveway, door into

Entrance Porch

Double glazed porch UPVC door, door into

Entrance Hall

Ceiling light point, radiator

Lounge

11' 6" into bay x 9' 11" (3.51m into bay x 3.02m)
Double glazed bay window to the front of the property, radiator

Dining Room

12' 5" x 7' 6" (3.78m x 2.29m)
Double glazed patio doors to the rear of the property, radiator

Kitchen

9' 8" x 7' 5" (2.95m x 2.26m)
Double glazed window to the rear of the property, a range of wall and floor cabinets with a roll top worksurface, integrated cooker, extractor fan, sink and drain, tiled floors

Lean-To

20' 3" x 10' 1" (6.17m x 3.07m)
Electric power points, door into garden





Bedroom One

11' 11" into bay x 10' 2" (3.63m into bay x 3.10m)

Double glazed window to the rear of the property,
radiator

Bedroom Two

13' 6" into bay x 9' 11" (4.11m into bay x 3.02m)

Double glazed window to the front of the property,
radiator

Bedroom Three

8' 8" x 5' 9" (2.64m x 1.75m)

Double glazed window to the front of the property,
radiator

Shower Room

Double glazed window to the rear of the property,
toilet, WC, walk in shower, hand wash basin

Rear Garden

Large rear garden with lawn area, large shed



view this property online shipways.co.uk/Property/GRB111304



welcome to

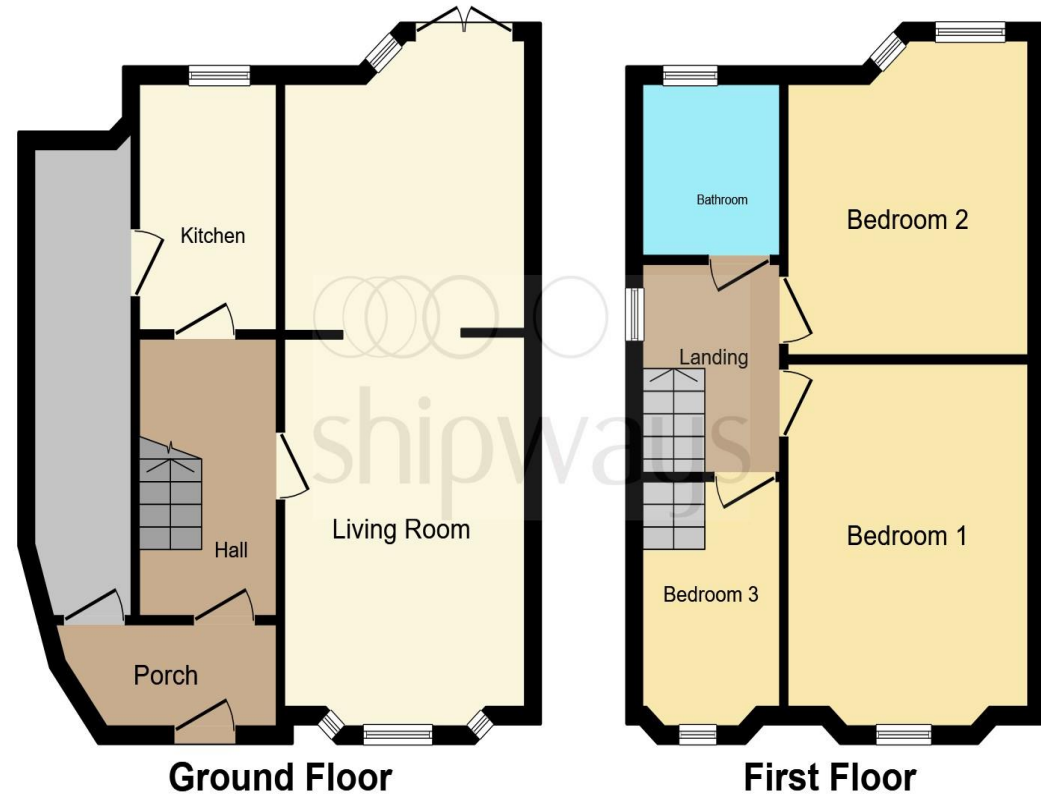
Winterton Road, Birmingham

- SEMI DETACHED
- FREEHOLD
- THREE BEDROOM
- LARGE REAR GARDEN
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D

offers in excess of

£230,000



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/GRB111304



Property Ref:
GRB111304 - 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.



0121 358 2281



greatbarr@shipways.co.uk



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



shipways.co.uk