



Dewsbury Grove, Birmingham B42 2NB

welcome to

Dewsbury Grove, Birmingham

THREE BEDROOMSSEMI DETACHED***FREEHOLD***DRIVEWAY***REAR GARAGE***UTILITY ROOM***CENTRAL HEATING***DOUBLE GLAZING***

Agent Note

Council Tax Band C

Approach

Entrance Hall

Stairs to first/floor, radiator, ceiling light point

Lounge

27' 4" into bay x 11' 5" (8.33m into bay x 3.48m)

Double glazed bay window to the front of the property, UPVC door and double glazed window to rear of the property, two radiators, two ceiling light points, three wall lights

Kitchen

10' 2" x 6' 7" (3.10m x 2.01m)

Double glazed window to the rear of the property, a range of wall and base units with roll top work surface, stainless steel sink and drain, gas cooker point, wall mounted boiler, space for white goods, UPVC door into

Utility Room

34' 11" narrowing to 2' 3" x 5' 9" (10.64m narrowing to 0.69m x 1.75m)

Door to front of the property, UPVC door and Double glazed window to the side of the property, wall and base units with roll top worksurface, plumbing for washing machine, electric heater, ceiling light point





Landing

Double glazed window to the side of the property, loft access (half boarded) ceiling light point, doors to

Bedroom One

13' 7" into bay x 10' 11" (4.14m into bay x 3.33m)

Double glazed bay window to the front of the property, radiator, ceiling light point

Bedroom Two

14' 5" x 10' 4" into wardrobe (4.39m x 3.15m into wardrobe)

Double glazed window to the rear of the property, Fitted wardrobes, Radiator, Ceiling light point

Bedroom Three

6' 7" x 6' (2.01m x 1.83m)

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

Bathroom

Double glazed window to the rear of the property, bath with over shower, wash hand basin with vanity unit, radiator

Seperate Wc

Double glazed window to the side of the property, Low level WC, Ceiling light point

Rear Garden

Patio and Lawn area with outside tap and power point

Rear Garage

Up and over door to the rear and door into the garden



view this property online shipways.co.uk/Property/GRB111447



welcome to

Dewsbury Grove, Birmingham

- THREE BEDROOMS
- SEMI DETACHED
- FREE HOLD
- DRIVEWAY
- REAR GARAGE

Tenure: Freehold EPC Rating: E

£265,000



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/GRB111447



Property Ref:
GRB111447 - 0004

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