

# property details **approval form**

241 Hubert Road, Birmingham, West Midlands, B29 6ES

**Date:** 04 December 2024

**Property Ref and Version:** HBN110521 - 0008

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers over £390,000.

Tenure: Freehold

## >> **key features**

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- > Well-presented end terrace property
- > Three good sized bedrooms
- > Living room
- > Fitted kitchen.
- > Bathroom and shower rooms
- > Secure rear garden
- > Student populated location of Selly Oak
- > EPC Rating: D

## >> **short description**

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\*\*\* PRIME AREA OF SELLY OAK GOOD FOR STUDENTS\*\*\* THREE - BEDROOM\*\*\* END-TERRACE PROPERTY \*\*\* LIVING ROOM  
\*\*\* KITCHEN \*\*\* DOWNSTAIRS BATHROOM \*\*\* UPSTAIRS SHOWER ROOM \*\*\* THREE GOOD SIZED BEDROOMS \*\*\* SECURE  
REAR GARDEN \*\*\* GREAT BUY TO LET INVESTMENT \*\*\*

## >> **long description**

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This three-bedroom end-terrace property is located in the sought after student populated area of Selly Oak. The property is being sold with no onward chain and has a history of achieving an attractive rental income as student accommodation. Located in the perfect area for students at Birmingham University, near to local transport links, shops and amenities for all needs, and a selection of bars and restaurants.

The property comprises in further detail- Entrance Hall gives access to the first of the three bedrooms, the living room, kitchen and the downstairs bathroom. Stairs ascend from the lounge to the first-floor accommodation which hosts the final two bedrooms and an additional shower room. The property also benefits from a secure rear garden making this a great student accommodation.

This is a great property in both its location and accommodation available and would make for a fantastic buy to let investment.

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## >> **room description**

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### **Agent Note**

The Council Tax Band is D.

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## >> property images



**Your Shipways office:** 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP  
T 0121 427 3264 E [harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)

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## >> property images



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## >> floor plan

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## >> approval

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	Signature	Date
Jamie Grice		
Mrs E.V. Campbell		