

# property details **approval form**

Flat 47 Bowen Court, Wake Green Park, Birmingham, West Midlands, England, B13 9XP

**Date:** 31 October 2024

**Property Ref and Version:** HBN111034 - 0006

# 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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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 £70,000

Tenure: Leasehold

## >> **key features**

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- > Studio Apartment
- > Sought after location of Moseley
- > Easily commutable into Birmingham City Centre.
- > Open Plan Living Bedroom
- > Fitted Kitchen
- > Bathroom
- > EPC Rating: D

## >> **short description**

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STUDIO APARTMENT \*\*\*\* LOVELY PROPERTY FOR FIRST TIME BUYERS \*\*\*\*\* OPEN PLAN LIVING \*\*\*\* GREAT RESIDENTIAL AREA  
\*\*\*\* EASY ACCESS TO BIRMINGHAM CITY CENTRE \*\*\* SEPARATE BATHROOM \*\*\*

## >> **long description**

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This property is located in a very popular residential area of Moseley, with all the restaurants and shopping facilities within easy reach. Birmingham City Centre and the Queen Elizabeth Hospital are commutable, and comprises in more detail: Reception Hallway, Open plan living and bedroom area, separate bathroom and kitchen.

## >> **directions**

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## >> **Agent Note**

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

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## >> room description

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### **Entrance Hall**

Storage cupboard.

### **Lounge/ Bedroom**

10' 6" x 20' 5" ( 3.20m x 6.22m )

Double glazed window to front.

### **Kitchen**

7' 7" x 6' 2" ( 2.31m x 1.88m )

Double glazed window to front, base units, sink/drainer, electric hob and oven.

### **Bathroom**

Bath with shower over, w/c, sink and extractor fan.

### **Agent Notes**

The Council Tax Band is A. The term lease is 125 Years From 25 March 1984.

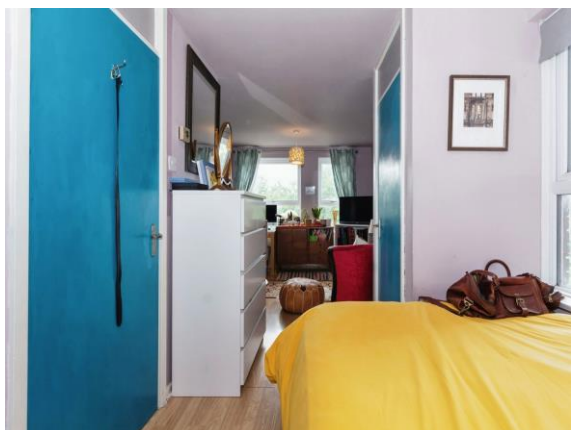
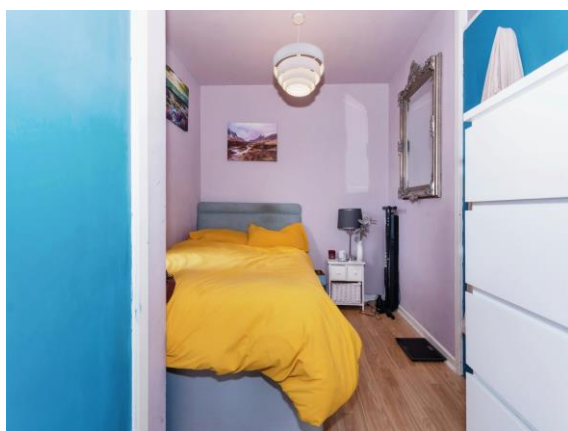
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## >> **property images**



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## >> floor plan

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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)

## >> approval

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	Signature	Date
Jamie Grice		
Mr M.G. Venables		

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