

property details **approval form**

16 Shepherds Gardens, Birmingham, West Midlands, B15 1HB

Date: 25 November 2024

Property Ref and Version: HBN110990 - 0007

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**

£170,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Feb 2003.

>> **key features**

- > Well-presented two-bedroom maisonette
- > Living room
- > Fitted kitchen.
- > Family bathroom
- > En-suite to master bedroom
- > Two good sized bedrooms
- > Residents permit parking.
- > EPC Rating: C

>> **short description**

*** WELL-PRESENTED TWO - BEDROOM MAISONETTE *** LIVING ROOM *** FITTED - KITCHEN *** FAMILY BATHROOM *** MASTER BEDROOM & EN-SUITE *** TWO GREAT SIZED BEDROOMS *** RESIDENTS PERMIT PARKING *** GARAGE ***

>> **long description**

This well-presented two-bedroom maisonette is situated in the ever-popular area of Edgbaston. The property is located within a short commutable distance to the Queen Elizabeth Hospital, Birmingham University and Birmingham City Centre, which hosts a wide range of restaurants, bars, shop, and amenities for all needs. There is also excellent transport links nearby including bus stops, train stations and motorway links. This would make for an excellent buy to let investment or first-time purchase.

This is an outstanding property in both its location and accommodation available. Viewing is highly recommended.

>> **directions**

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**

Entrance Hall

Central heating radiator.

Downstairs Toilet

W/C, sink and central heating radiator.

Lounge

13' 4" x 12' 3" (4.06m x 3.73m)

Double glazed window to rear and central heating radiator.

Kitchen/ Diner

10' x 11' 9" (3.05m x 3.58m)

Double glazed window to front, wall and base units, sink/drainer, gas hob, electric oven, plumbing for washing machine and central heating radiator.

Bedroom One

12' 4" x 13' 4" (3.76m x 4.06m)

Double glazed window to rear and central heating radiator.

Bedroom Two

10' 5" x 10' 2" (3.17m x 3.10m)

Double glazed window to front and central heating radiator.

Bathroom

Bath with shower over, w/c, sink and central heating radiator.

Agent Notes

The Council Tax Band is A. The length of the lease is 125 years from 24th February 2003. The annual service charge is £1536.00.

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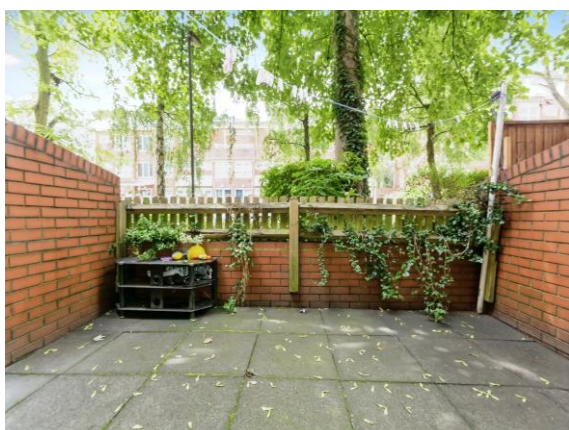
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>> **property images**



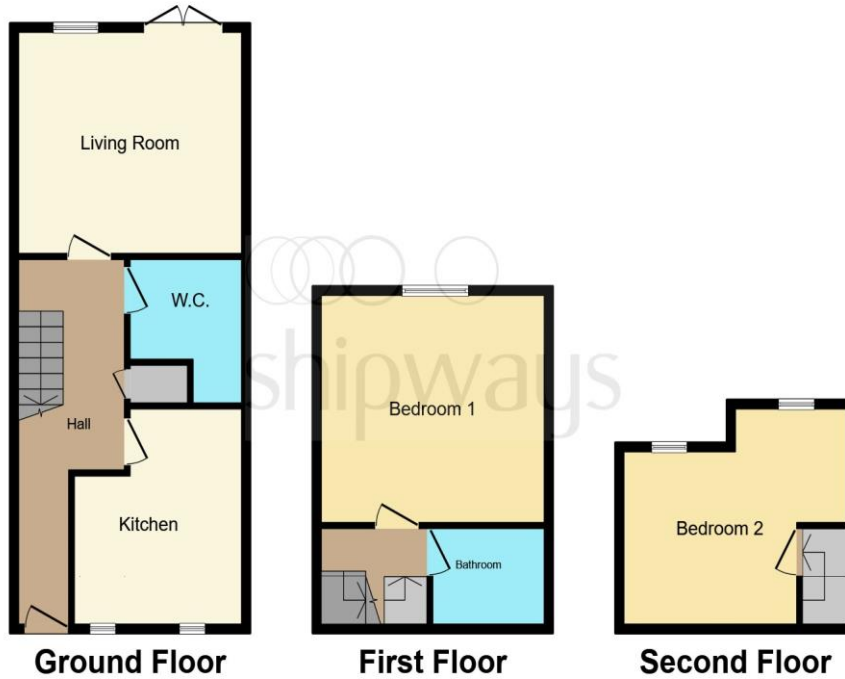
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>> floor plan



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

>> approval

Signature

Date

Jamie Grice

Mr H.G. Beckford

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