



Hunstanton Avenue, Birmingham B17 8SX

welcome to

Hunstanton Avenue, Birmingham

*** THREE BEDROOM DETACHED PROPERTY *** PRIME HARBORNE LOCATION *** SHORT DISTANCE TO THE QUEEN ELIZABETH HOSPITAL AND BIRMINGHAM UNIVERSITY *** SPACIOUS LIVING/DINING ROOM *** SUBSTANTIAL CORNER PLOT *** DOWNSTAIRS WC & UPSTAIRS FAMILY BATHROOM *** DRIVEWAY & GARAGE ***

Agent Note

The Council Tax Band is E.

Entrance Porch

Window to front.

Lounge

16' 9" x 10' 9" (5.11m x 3.28m)

Double glazed patio doors and windows to rear and central heating radiator.

Dining Room

10' 2" x 8' 7" (3.10m x 2.62m)

Double glazed window to side and central heating radiator.

Kitchen

10' 2" x 9' 4" (3.10m x 2.84m)

Double glazed window to front, wall and base units, sink/drain, gas hob and oven.

Bedroom One

15' 1" x 9' 11" (4.60m x 3.02m)

Double glazed window to front and central heating radiator.

Bedroom Two

12' 5" x 9' (3.78m x 2.74m)

Double glazed window to rear and central heating radiator.

Bedroom Three

10' 11" x 7' 4" (3.33m x 2.24m)

Double glazed window to rear and central heating radiator.

Bathroom

Double glazed window to side, bath with shower over, wc and sink.

Downstairs Cloakroom

Wc and central heating radiator.

Rear Garden

Patio and lawn.

Integral Garage





view this property online shipways.co.uk/Property/HBN111000



welcome to

Hunstanton Avenue, Birmingham

- Three bedroom detached property
- Prime Harborne location
- Spacious living/dining room
- Fitted kitchen
- Bathroom & downstairs WC

Tenure: Freehold EPC Rating: D

offers over

£475,000



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/HBN111000



Property Ref:
HBN111000 - 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.

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 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk