

property details **approval form**

326 The Roundabout, Birmingham, West Midlands, B31 2UD

Date: 22 November 2024

Property Ref and Version: HBN111017 - 0003

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.

property details **approval form**

326 The Roundabout, Birmingham, West Midlands, B31 2UD

Date: 22 November 2024

Property Ref and Version: HBN111017 - 0003

>> **price**

offers over £200,000.

Tenure: Freehold

>> **key features**

- > Well-presented end-terrace property
- > Three good sized bedrooms
- > Fitted kitchen/diner.
- > Lounge
- > Family bathroom
- > Secure rear garden
- > EPC Rating: D

>> **short description**

*** WELL-PRESENTED END-TERRACE PROPERTY *** THREE GOOD - SIZED BEDROOMS *** FITTED KITCHEN/DINING ROOM *** LOUNGE *** FAMILY BATHROOM *** SECURE REAR GARDEN *** SHORT DISTANCE TO LONGBRIDGE RETAIL PARK *** GREAT TRANSPORT LINKS *** CLOSE TO LOTS OF LOCAL SHOPS AND AMENITIES ***

>> **long description**

This end-terrace property is located in the popular residential area of Longbridge and benefits from being just a short commute to the recently opened Longbridge Shopping Complex which provides retail including M&S, Costa and Sainsbury's along with various entertainment facilities, and Great Park are all just a short drive from the property. The property benefits from having direct transport links to Birmingham city centre and is with a short commutable distance to the Queen Elizabeth hospital and Birmingham University via Longbridge train and several bus services.

The property comprises in further detail- Steps up to the property with a front garden on approach. The entrance hallway gives access to the lounge, fitted kitchen/dining room and rear garden. Stairs ascend from the hallway to the first-floor accommodation, which hosts three good sized bedrooms and family bathroom.

This is a great property both in its location and accommodation available. Viewing is highly recommended.

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

property details **approval form**

326 The Roundabout, Birmingham, West Midlands, B31 2UD

Date: 22 November 2024

Property Ref and Version: HBN111017 - 0003

>> room description

Agent Note

The Council Tax Band is B.

Lounge

10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to front and rear, radiator.

Kitchen

18' 11" x 8' 10" (5.77m x 2.69m)

Double glazed window to front and rear, wall/base, gas/hob, oven, sink basin/drain, plumbing for washing machine.

Bedroom One

13' x 9' 1" (3.96m x 2.77m)

Double glazed window to front, radiator.

Bedroom Two

7' 5" x 8' 10" (2.26m x 2.69m)

Double glazed window to rear, radiator.

Bedroom Three

10' 4" x 9' 7" (3.15m x 2.92m)

Double glazed window to front, radiator.

Bathroom

Sin basin, double glazed window to rear, bath with shower over, toilet separate, double-glazed window to rear.

Rear Garden

Patio lawn.

property details **approval form**

326 The Roundabout, Birmingham, West Midlands, B31 2UD

Date: 22 November 2024

Property Ref and Version: HBN111017 - 0003

>> **property images**



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

property details **approval form**

326 The Roundabout, Birmingham, West Midlands, B31 2UD

Date: 22 November 2024

Property Ref and Version: HBN111017 - 0003

>> **property images**



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

property details **approval form**

326 The Roundabout, Birmingham, West Midlands, B31 2UD

Date: 22 November 2024

Property Ref and Version: HBN111017 - 0003

>> **property images**



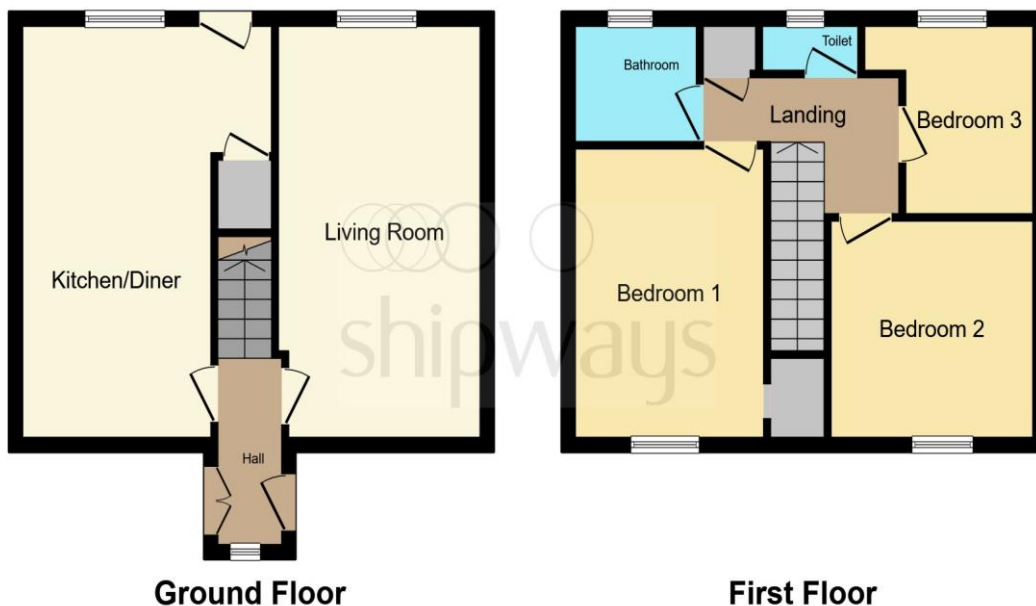
property details **approval form**

326 The Roundabout, Birmingham, West Midlands, B31 2UD

Date: 22 November 2024

Property Ref and Version: HBN111017 - 0003

>> 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		
Ms S.J. Carter		