

property details **approval form**

The Hexham, West Works, Rednal, Birmingham, West Midlands, England, B45 9UA

Date: 22 November 2024

Property Ref and Version: HBN111162 - 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.

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>> **price**

£479,950

Tenure: Freehold

>> **key features**

- > THE HEXHAM @WEST WORKS
- > INCENTIVES AVAILABLE TO HELP GET YOU MOVING
- > Outside Terrace Area
- > Integral Garage and Two Parking Spaces
- > Open-Plan Kitchen/Dining Area
- > En-suite to Master Bedroom
- > Call Now to Book A Viewing
- > EPC Rating: Exempt

>> **short description**

The Hexham @West Works>> A Spacious Four-Bedroom Family Home>> Three-Storey>> Garage>> Ready to Reserve Now
>> FANTASTIC INCENTIVES AVAILABLE TO HELP GET YOU MOVING>> CALL NOW FOR DETAILS>> DON'T MISS OUT!

>> **long description**

WEST WORKS, LONGBRIDGE -1- & 2-bedroom Apartments and 2, 3 & 4 Bedroom Homes.

Located just 20 minutes from the bright lights of Britain's second city and two miles from the natural beauty and green spaces of the Lickey Hills. With a selection of places to eat, shop, walk and explore, you'll find Longbridge at the centre of it all!

>> **directions**

>> **Agent Note**

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**

About This Home

The Hexham fulfils all your family needs with three or four bedrooms depending on your preference – bedroom four could be used as a study area, ideal for working from home. Offering you enough space and choice to grow with flexible and adaptable spaces over its three floors. The heart of the home is on the first floor where you will find an open-plan kitchen-diner and a separate living room overlooking the contemporary terrace.

Please Note

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed", or mirror images of the plans shown. Please check with our sales Consultant or Selling Agent.

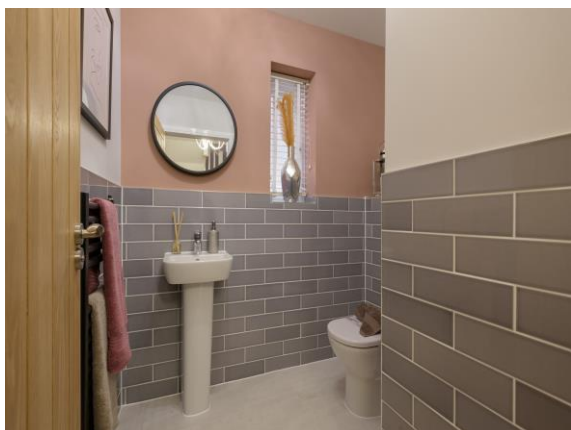
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>> **property images**



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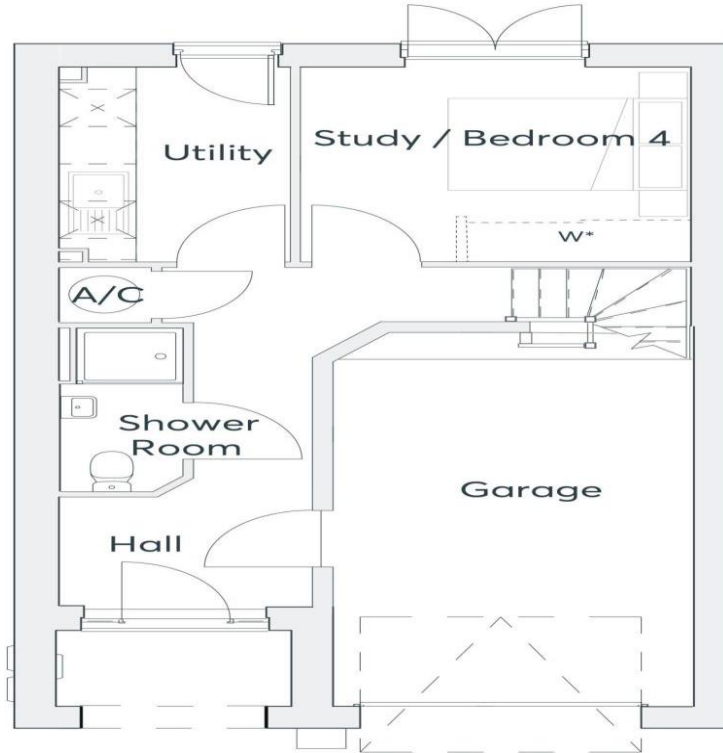
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>> floor plan



>> approval

Signature

Date

	Signature	Date
Andrea Hands		
JUSTIN PRESTON St Modwen Homes		