

property details **approval form**

11 Bunbury Road, Birmingham, West Midlands, England, B31 2DR

Date: 31 October 2024

Property Ref and Version: HBN111227 - 0002

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**

£360,000

Tenure: Freehold

>> **key features**

- > Well-presented detached property
- > Four good sized bedrooms
- > Great location
- > Driveway
- > Living room
- > Dining room
- > Fitted kitchen.
- > Family bathroom
- > EPC Rating: D

>> **short description**

*** FOUR BEDROOM DETACHED PROPERTY *** GREAT LOCATION **** DRIVEWAY *** LIVING ROOM *** DINING ROOM *** FITTED KITCHEN *** CONSERVATORY *** FAMILY BATHROOM *** SECURE REAR GARDEN ***

>> **long description**

This four-bedroom detached property is conveniently located giving easy access to the popular area of Bourneville and other neighbouring areas with access to transport links and many local amenities. The property lies within the catchment area of excellent local schools for children of all ages, making this an ideal family home.

The property comprises in further detail- Driveway on approach to the property with access to the internal garage. The entrance hallway gives access to the fitted kitchen, downstairs w/c, spacious living room, dining room and conservatory. Stairs ascend from the hallway to the first-floor accommodation which gives access to four bedrooms and family bathroom.

This is a great property in both 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

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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		
Noah Groves Countrywide Corporate Property Services		

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