

property details **approval form**

38 Capern Grove, Birmingham, West Midlands, B32 2JJ

Date: 22 November 2024

Property Ref and Version: HBN111207 - 0004

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.

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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>> **price**

offers over £220,000.

Tenure: Freehold

>> **key features**

- > Well-presented semi-detached property
- > Close to the Queen Elizabeth Hospital and Birmingham University
- > Three bedrooms
- > Open plan kitchen/diner/living room.
- > Large front garden
- > Secure rear garden
- > No chain
- > EPC Rating: D

>> **short description**

*** WELL-PRESENTED SEMI-DETACHED PROPERTY *** CLOSE TO QUEEN ELIZABETH HOSPITAL AND BIRMINGHAM UNIVERSITY *** GREAT TRANSPORT LINKS TO THE CITY CENTRE *** THREE - BEDROOMS *** FAMILY BATHROOM *** OPEN PLAN KITCHEN/DINER/LIVING ROOM *** NO CHAIN ***

>> **long description**

This well-presented three-bedroom semi-detached property is set in a popular location, close to Harborne Village, Queen Elizabeth Medical Complex and Birmingham University. Also provides great transport links to Birmingham City Centre and surrounding areas. The property is also within walking distance of Harborne Golf Course and local amenities on offer making this a great place to live for first time buyers and families.

On approach to the property is a spacious front garden. The entrance hallway leads through to the open plan kitchen/diner/living room. Stairs ascend from the hallway to the first-floor accommodation leads to three bedrooms and family bathroom.

This truly is a lovely property, therefore booking a viewing is highly recommended to fully appreciate the accommodation on offer.

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>> **room description**

Agent Note

The Council Tax Band is A.

Entrance Hall

Radiator.

Lounge

10' 2" x 20' 2" (3.10m x 6.15m)

Double glazed window front and rear, gas fire, radiator.

Kitchen

16' 6" x 7' 9" (5.03m x 2.36m)

Single glazed window, door to rear garden, wall base units, sink/drain, dishwasher, electric hob, and oven.

Bedroom One

10' 4" x 12' 4" (3.15m x 3.76m)

Double glazed window to front, radiator.

Bedroom Two

6' 4" x 10' 10" (1.93m x 3.30m)

Double glazed window to front, radiator.

Bedroom Three

10' 7" x 6' 11" (3.23m x 2.11m)

Double glazed window to rear.

Bathroom

W/C, bath with shower over, sink basin, double glazed window to rear, radiator.

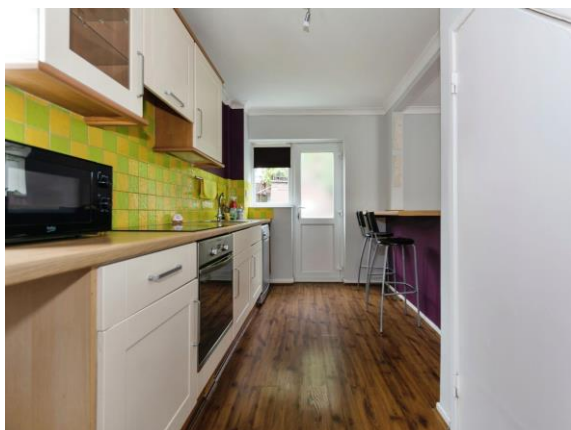
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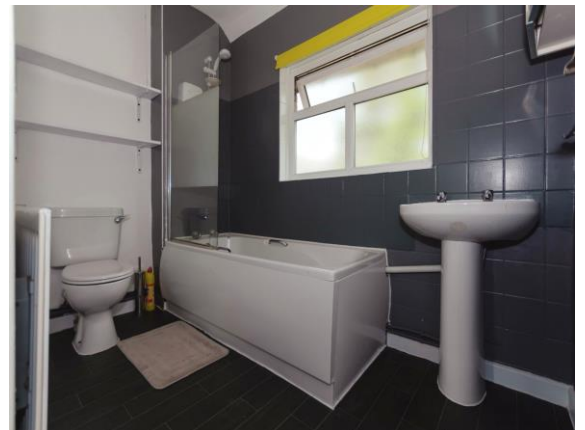
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>> floor plan



Ground Floor



First Floor

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

	Signature	Date
Jamie Grice		
Mr S. Van Leeuwen		

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