

property details **approval form**

62 Selcroft Avenue, Birmingham, West Midlands, B32 2BX

Date: 14 November 2024

Property Ref and Version: HBN110646 - 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**

£240,000

Tenure: Freehold

>> **key features**

- > Well-presented terrace property
- > Two good sized bedrooms
- > Downstairs toilet
- > Living room
- > Kitchen/dining room
- > Family bathroom
- > Great location
- > EPC Rating: F

>> **short description**

*** GREAT LOCATION **** CLOSE TO THE QUEEN ELIZABETH HOSPITAL **** CLOSE TO PUBLIC TRANSPORT LEADING INTO BIRMINGHAM CITY CENTRE *** TWO BEDROOMS **** KITCHEN/DINING ROOM **** DOWNSTAIRS TOILET *** FAMILY BATHROOM ***

>> **long description**

This beautifully presented two-bedroom property is located in the ever-popular location of Quinton. The property is conveniently located near to excellent transport links for easy access to Birmingham City Centre and other neighbouring areas such as Bearwood and Harborne High Street, which both offer a plethora of bars, restaurants, shops, and amenities to satisfy all needs. The property is also near to many local sought after schools for children of all ages making this an excellent family home and is within a short commutable distance to both the Queen Elizabeth Hospital and Birmingham University.

The property comprises in further detail- Paved fore garden on approach to the property. The entrance porch leads through to the hallway which gives access to the living room, the kitchen/dining room, and the downstairs toilet. Stairs ascend from the hallway to the first-floor accommodation which hosts the two bedrooms and family bathroom. The property also benefits from a secure rear garden.

This is a truly 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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>> **room description**

Agent Note

The Council Tax Band is B.

Porch

Entrance Hallway

Living Room

18' 1" x 9' 10" (5.51m x 3.00m)

With double glazed windows to the front and rear aspect.

Kitchen/Diner

18' 1" x 9' 10" (5.51m x 3.00m)

With double glazed windows to the front and rear aspect, a range of wall and base units, an electric hob/oven with extractor hood over and a sink/drain.

Downstairs Toilet

Landing

Bedroom One

18' 1" x 9' 10" (5.51m x 3.00m)

With double glazed windows to the front and rear aspect

Bedroom Two

18' 1" x 9' 10" (5.51m x 3.00m)

With double glazed windows to the front and rear aspect

Bathroom

With a w/c, sink, a bath with a shower over and a double-glazed window to the front

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>> property images



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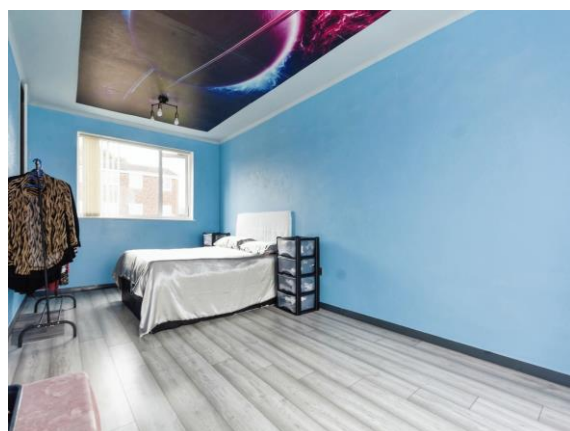
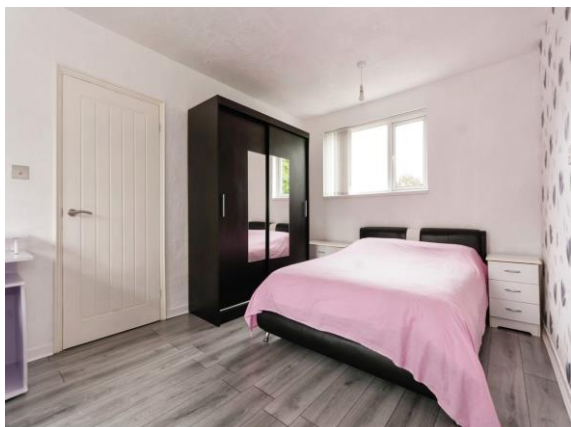
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>> **property images**



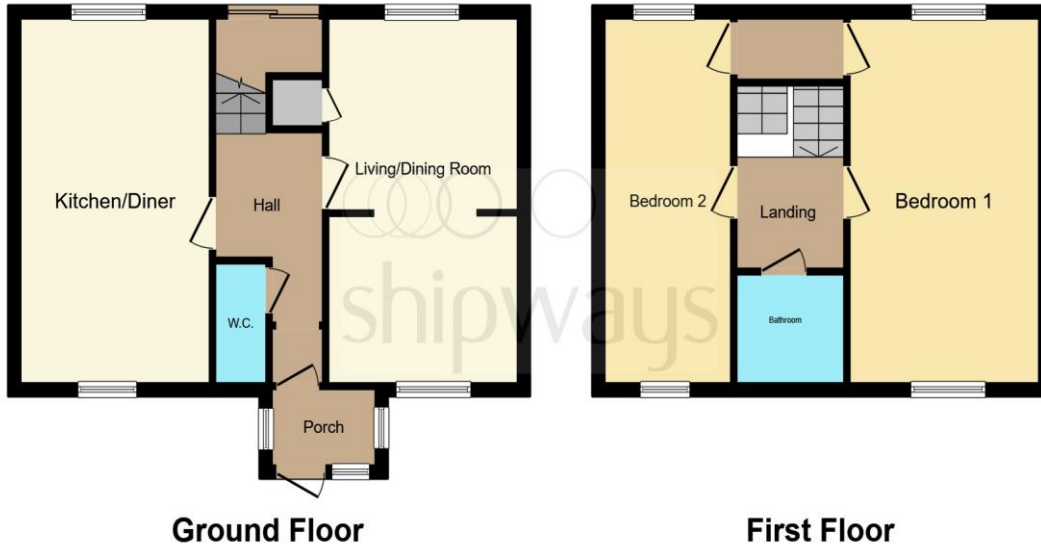
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>> floor plan



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

	Signature	Date
Jamie Grice		
Mr N.T. Terziev & Mrs E.D. Terzieva		

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