

# property details **approval form**

16 Ansell Way, Harborne, Birmingham, West Midlands, B32 2AT

**Date:** 25 November 2024

**Property Ref and Version:** HBN111082 - 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.

# property details **approval form**

16 Ansell Way, Harborne, Birmingham, West Midlands, B32 2AT

**Date:** 25 November 2024

**Property Ref and Version:** HBN111082 - 0004

## >> **price**

---

offers over £260,000.

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015.

## >> **key features**

---

- > Semi-Detached Property
- > Two Bedrooms
- > Family Bathroom and Cloakroom
- > Within 10 Year NHBC Insurance Policy
- > Cul-De-Sac Location
- > Modern Fitted Kitchen Diner
- > South-Facing Rear Garden
- > Ideal First Time Buyers Purchase
- > EPC Rating: B

## >> **short description**

---

**\*\* TWO - BEDROOM SEMI-DETACHED PROPERTY \*\* THE MARTINEAU GARDENS DEVELOPMENT \*\* WITHIN 10 YEAR NHBC INSURANCE POLICY \*\* LOUNGE \*\* KITCHEN DINER \*\* CLOAKROOM AND FAMILY BATHROOM \*\* DRIVEWAY \*\* SOUTH FACING REAR GARDEN \*\* SHORT COMMUTE TO THE QUEEN ELIZABETH HOSPITAL & BIRMINGHAM UNIVERSITY \*\***

## >> **long description**

---

This two-bedroom semi-detached property is situated in The Martineau Gardens development, built by Persimmon Homes in 2017 and close to local amenities.

The property is an ideal first-time buyers purchase or a great family home. The property is readily accessible to the Queen Elizabeth Hospital, Birmingham University and Harborne leisure centre as well as excellent amenities around Harborne High Street and regular transport services to Birmingham city centre facilities.

The property comprises in more detail: Entrance Hallway, cloakroom, lounge, modern fitted kitchen diner with patio doors leading out to the rear garden. Stairs ascend from the hallway to the first-floor accommodation leading to two bedrooms, and family bathroom. The property has a secure well maintained south facing rear garden.

The property has a driveway providing off road parking.

This really is a fantastic property both in its location, and the accommodation on offer.

Viewing this property is highly recommended.

# property details **approval form**

16 Ansell Way, Harborne, Birmingham, West Midlands, B32 2AT

**Date:** 25 November 2024

**Property Ref and Version:** HBN111082 - 0004

## >> room description

---

### **Agent Note**

The Council Tax Band is B. The length of the lease is 999 years from 1st January 2015.

### **Entrance Hall**

double glazed front door, gas central heating radiator.

### **Downstairs W/C**

Obscure window to front, hand wash basin, low level flush w/c.

### **Kitchen**

12' 7" x 8' ( 3.84m x 2.44m )

double glazed window to rear, double glazed patio door to garden, gas central heating radiator, integrated gas hob and oven, integrated washer, and dryer, sink with mixer tap, wall mounted central heating boiler.

### **Bedroom 1**

12' 8" x 8' 5" ( 3.86m x 2.57m )

2 x double glazed windows, gas central heating radiator.

### **Bedroom 2**

12' 7" x 8' 2" ( 3.84m x 2.49m )

double glazed window to front, gas central heating radiator.

### **Bathroom**

obscure window to side, gas central heating radiator, bath with overhead shower, hand wash basin, low level flush w/c.

### **Lounge**

15' 1" x 9' 4" ( 4.60m x 2.84m )

Double glazed window to front, gas central heating radiator, french patio doors to garden.

### **Front Garden**

small lawned area, path to front door and a parking space.

### **Back Garden**

combination of lawned and patio area, shed to rear.

# property details approval form

16 Ansell Way, Harborne, Birmingham, West Midlands, B32 2AT

Date: 25 November 2024

Property Ref and Version: HBN111082 - 0004

## >> property images



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

# property details **approval form**

16 Ansell Way, Harborne, Birmingham, West Midlands, B32 2AT

**Date:** 25 November 2024

**Property Ref and Version:** HBN111082 - 0004

## >> **property images**



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

# property details **approval form**

16 Ansell Way, Harborne, Birmingham, West Midlands, B32 2AT

**Date:** 25 November 2024

**Property Ref and Version:** HBN111082 - 0004

## >> **property images**

---



# property details approval form

16 Ansell Way, Harborne, Birmingham, West Midlands, B32 2AT

Date: 25 November 2024

Property Ref and Version: HBN111082 - 0004

## >> 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
Jhynel Cowan		
Mr S. Lohia & Miss K. Cheema		

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