



**Ansell Way, Harborne Birmingham B32 2AT**

**welcome to**

## **Ansell Way, Harborne Birmingham**

\*\*\* 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 \*\*\*

### **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.





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## Ansell Way, Harborne Birmingham

- Semi-Detached Property
- Two Bedrooms
- Family Bathroom and Cloakroom
- Within 10 Year NHBC Insurance Policy
- Cul-De-Sac Location

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over  
**£260,000**



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](http://www.focalagent.com)

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Property Ref:  
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**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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