

property details **approval form**

23 Stevens Avenue, Birmingham, West Midlands, B32 3SB

Date: 04 November 2024

Property Ref and Version: HBN111237 - 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**

offers over £190,000

Tenure: Freehold

>> **key features**

- > THREE BEDROOM TERRACED
- > GOOD QUALITY FIXTURES AND FITTINGS
- > PLEASANT ASPECT TO REAR GARDEN
- > TRANSPORT LINKS
- > SCHOOLS NEAR BY
- > KITCHEN/DINER
- > DRIVEWAY
- > VIEWINGS ADVISED
- > EPC Rating: C

>> **short description**

****THREE BEDROOM MID TERRACED****WELL PRESENTED****DRIVEWAY****REAR GARDEN****SCHOOLS AND TRANSPORT LINKS NEAR BY****PLEASANT ASPECT TO REAR****VIEWINGS ADVISED****

>> **long description**

A well-presented three-bedroom mid terraced property in the Birmingham area that has been finished to a high specification throughout and boasts space and comfort and briefly comprises of: - entrance porch leading to hallway, lounge, dining kitchen and downstairs W/C. to the first floor there are three good sized bedrooms and a family house bathroom. With a driveway for parking to the front of the property and rear garden with brick-built store, lawned area and pleasant aspect looking at the green and park this is a great family home. Within close proximity of good schools and transport links this property must be viewed.

>> **directions**

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.

Entrance Porch

double glazing door and front facing window, built in cupboard housing consumer units, access to front door.

Entrance Hall

central heating radiator, laminate flooring, stairs to first floor, ceiling light connections.

Downstairs W/C

Low level flush w/c, corner hand wash basin with mirror above, tiling to floor and walls.

Lounge

15' 2" to bay window x 9' 11" (4.62m to bay window x 3.02m)

double glazed front facing bay window, laminate flooring, central heating radiator, ceiling light connection.

Kitchen & Diner

15' 11" x 9' 10" (4.85m x 3.00m)

double glazing window facing rear and doors to garden, ceiling light connections, range of wall and base units, work tops, range style 6 ring gas hob & oven, extractor fan, sink and drainer with mixer tap, space for American fridge freezer, space for washing machine, tiling to walls and floor.

Landing

loft access (no ladder), ceiling light connection, doors to first floor rooms.

Bedroom 1

12' 11" x 9' 7" (3.94m x 2.92m)

front facing double glazed window, central heating radiator, fitted wardrobes, ceiling light connections.

Bedroom 2

12' x 9' 6" (3.66m x 2.90m)

rear facing double glazed window, central heating radiator, ceiling light connections.

Bedroom 3

16' 9" x 8' 10" (5.11m x 2.69m)

ceiling light connections, rear facing double glazed window, central heating radiator.

Bathroom

front facing double glazed window, P shaped bath with overhead shower, hand wash basin with mixer tap, fitted cupboard with mirror, low level flush w/c, ceiling light connections.

Front Of House

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>> **room description**

on approach, paved driveway with parking for 1 car, gravel border to side, step up to front porch.

Back Garden

blocked paved patio, outside tap, mainly laid to lawn, central path, rear gate access to field area/park, brick-built storage shed with fibre glass roof.

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>> **property images**



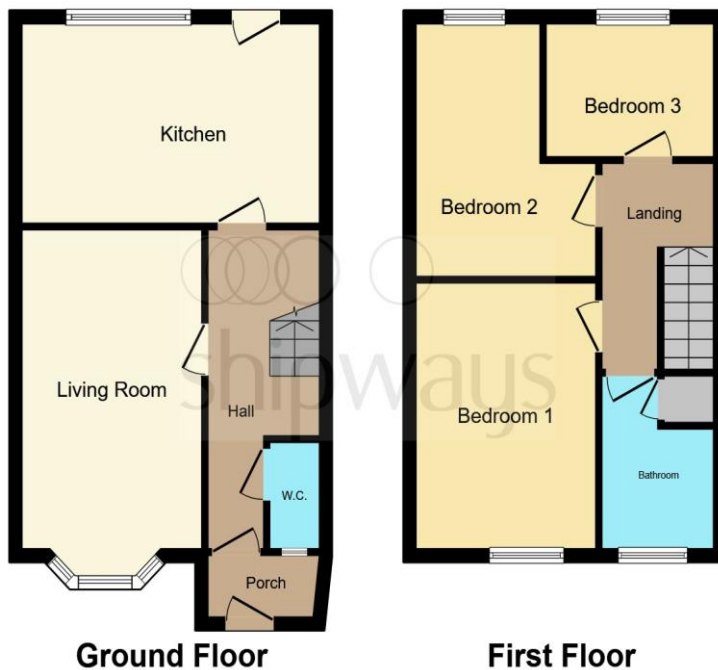
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>> floor plan



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
Vikki Rhodes		
Mr M. Altaf & Mrs A. Sana		

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