

property details **approval form**

4 Powell Avenue, Quinton, Birmingham, West Midlands, England, B32 1BQ

Date: 14 November 2024

Property Ref and Version: HBN111217 - 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.

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 in excess of £215,000

Tenure: Freehold

>> **key features**

- > MID TERRACE PROPERTY
- > TWO GOOD SIZE BEDROOMS
- > FAMILY BATHROOM
- > OPEN PLAN LOUNGE/DINING ROOM
- > WELL MAINTAINED REAR GARDENS
- > EPC Rating: D

>> **short description**

**** BEAUTIFULLY PRESENTED MID TERRACE PROPERTY **** DRIVEWAY TO THE FRONT **** GARAGE IN A SEPARATE BLOCK
*** OPEN PLAN LOUNGE/DINING AREA, LOVELY FITTED KITCHEN, TWO GOOD SIZE BEDROOMS TO THE FIRST FLOOR, AND
FAMILY BATHROOM. WELL MAINTAINED REAR GARDENS.

>> **long description**

This property is located on a residential estate, tucked away from the Hagley Road, within easy commuting distance of Birmingham City Centre, Motorway Networks, Queen Elizabeth Hospital, surrounded by lots amenities including shops, supermarkets and public transport, the property is also close to the ever popular Woodgate Valley, giving access to great walks. The property itself would make a wonderful first home, or indeed a buy to let opportunity. It comprises in more detail, Driveway to the Front, Open Plan Lounge/Dining Room, Fitted Kitchen, Two good size bedrooms to the first floor and family Bathroom. It also benefits from a garage in a separate block.

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>> **room description**

Agent Note

This property is EPC rating D.

Lounge

11' 10" x 10' 6" (3.61m x 3.20m)

double glazed front facing window, central heating radiator.

Dining Room

10' 4" x 7' 10" (3.15m x 2.39m)

double glazed french doors & window both rear facing, central heating radiator.

Kitchen

10' 4" x 6' 11" (3.15m x 2.11m)

double glazed rear facing window, door to garden, sink and drainer unit, range of wall and base units with work tops, plumbing for washing machines, electric hob and oven, storage cupboards.

Bedroom 1

11' 10" plus access x 9' 9" (3.61m plus access x 2.97m)

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

Bedroom 2

12' 3" x 8' 7" (3.73m x 2.62m)

double glazed rear facing window, central heating radiator.

Bathroom

double glazed rear facing window, bath with shower over, hand wash basin, low level flush w/c, heated towel rail.

Rear Garden

patio and lawn.

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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

Jamie Grice

Miss M.I. Cassidy

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