

property details **approval form**

157 Swinford Road, Birmingham, West Midlands, England, B29 5SE

Date: 21 November 2024

Property Ref and Version: HBN111215 - 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**

£230,000

Tenure: Freehold

>> **key features**

- > Fabulous Refurbished Property.
- > Great Location
- > Three Bedrooms
- > Upstairs WC
- > Conservatory
- > Fitted Kitchen
- > EPC Rating: C

>> **short description**

REFURBISHED THROUGHOUT ***** FITTED KITCHEN **** RE FITTED BATHROOM **** LOUNGE **** CONSERVATORY *****
THREE GOOD SIZE BEDROOMS **** FAMILY BATHROOM TO THE GROUND FLOOR **** UPSTAIRS WC *** MID TERRACE
PROPERTY *** POPULAR RESIDENTIAL AREA.

>> **long description**

What a fabulous property!! This fully refurbished Mid Terrace property would make an ideal first purchase. Located in the Selly Oak Area, close to the Queen Elizabeth Hospital, commutable distance to Birmingham City Centre and all the Motorway networks. The property comprises in more detail: Reception Hallway, Lounge, Fitted Kitchen, Family Bathroom, and Conservatory. To the First Floor, three good size bedrooms, and upstairs WC, Good Size Rear Garden.

>> **directions**

>> **Agent Note**

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

This property is council tax B.

Lounge

13' 3" x 11' 11" (4.04m x 3.63m)

double glazed window to front, central heating radiator.

Kitchen

10' 4" x 8' 10" (3.15m x 2.69m)

double glazed window to rear, central heating radiator, sink and drainer unit, range of wall and base units, gas hob, electric oven.

Conservatory

13' 11" x 12' 8" (4.24m x 3.86m)

double glazed window to rear and side, french doors to rear.

Bedroom 1

12' 8" x 10' 3" (3.86m x 3.12m)

double glazed window to front, central heating radiator.

Bedroom 2

10' 9" x 9' 9" (3.28m x 2.97m)

double glazed window to front, central heating radiator.

Bedroom 3

8' 5" x 7' 9" (2.57m x 2.36m)

double glazed window to rear, central heating radiator.

Bathroom

double glazed window to rear, central heating radiator, bath with shower over, low level flush w/c, hand wash basin.

Upstairs Toilet

Low level flush w/c, Hand wash basin.

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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

Mr O.O.D. Woodburn

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