

property details **approval form**

70 Bottetourt Road, Birmingham, West Midlands, England, B29 5TB

Date: 28 November 2024

Property Ref and Version: HBN111242 - 0005

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**

£325,000

Tenure: Freehold

>> **key features**

- > NO UPWARD CHAIN
- > FOUR BEDROOM SEMI-DETACHED
- > TWO RECEPTION ROOMS
- > POPULAR LOCATION
- > CLOSE TO GOOD SCHOOLS AND AMENITIES
- > VIEWINGS ADVISED
- > EPC Rating: D

>> **short description**

****NO UPWARD CHAIN****FOUR BEDROOM SEMI DETACHED****SPACIOUS THROUGHOUT****HIGH CEILINGS AND CHARACTER****GENEROUS PARKING****TWO RECEPTION ROOMS****FOUR BEDROOMS****EASY ACCESS TO HARBORNE AND BIRMINGHAM CITY CENTRE****

>> **long description**

A four bedroom semi-detached property in sought after and popular location that is within easy reach of Birmingham City Centre, Harborne, local amenities, good schools and nearby parks. Having convenient access to public transport, this property being offered with 'NO UPWARD CHAIN' is desirable for families and professionals. The Property has been upgraded is, of good size with ample parking and briefly comprises of: - entrance hallway, lounge, one further reception rooms, kitchen, utility area and downstairs w/c. To the first floor there are three bedrooms and a house bathroom. Early viewings are strongly advised.

>> **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. A new roof was done in 2017. New kitchen, floorboards, wiring throughout, gas work, & front garden done in 2016.

Entrance Hallway

double glazed front facing door, central heating radiator, stairs to first floor, door to lounge.

Downstairs W/C

rear facing double glazed window, central heating radiator, low level flush w.c, vanity hand wash basin with recessed unit and storage beneath, mixer tap, ceiling lights tiling to floor and splash proof areas.

Lounge

17' 1" x 15' 10" (5.21m x 4.83m)

Rear facing double glazed window, central heating radiators, two ceiling lights.

Dining Room

15' 6" to recess x 9' 9" (4.72m to recess x 2.97m)

front facing double glazed window, ceiling lights, central heating radiator, laminate flooring.

Bedroom 4

11' 5" x 9' 8" (3.48m x 2.95m)

(Ground floor) front facing double glazed window, central heating radiator, ceiling lights, laminate flooring.

Kitchen

10' 10" x 9' (3.30m x 2.74m)

side facing double glazed window, ceiling spotlights, range of wall and base units and drawers with work tops over, space for free standing cooker, cookers hood over, stainless steel sink with mixer tap, space for fridge freezer, space for washing machine, space for dishwasher, tiling to floor and splash proof areas, opening to utility storage room.

Utility Storage Room

6' 2" x 6' (1.88m x 1.83m)

rear facing double glazed window, central heating boiler, ceiling lights, tiling to floor.

Landing

doors to bedrooms, large size airing cupboard, ceiling lights.

Bedroom 1

16' 2" to bay x 12' 3" (4.93m to bay x 3.73m)

front facing double glazed window, ceiling lights, 2 x central heating radiators.

Bedroom 2

12' 2" x 9' 11" (3.71m x 3.02m)

rear facing double glazed window, ceiling lights, central heating radiator, laminate flooring.

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Bedroom 3

10' 3" x 7' 2" (3.12m x 2.18m)

front facing double glazed window, ceiling lights, central heating radiator.

Storage Room/Study

6' 1" x 5' 11" (1.85m x 1.80m)

rear facing double glazed window, ceiling lights, range of wall and base units with worktops over. (Can be used as multiple rooms like office, study, nursery etc).

Bathroom

rear & side facing double glazed window, ceiling lights, central heating radiator, panelled bath, and shower over, hand wash basin with pillar taps, low level flush w/c, tiling to floor and walls.

On Approach

hedgerow to frontage, pathway, tarmac driveway for ample cars and further driveway to side of property. (Potential to extend to side).

Rear Garden

paved patio area, fencing for privacy, large garden storage shed.

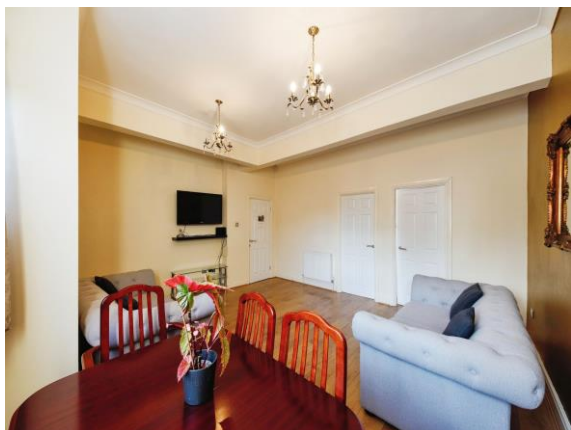
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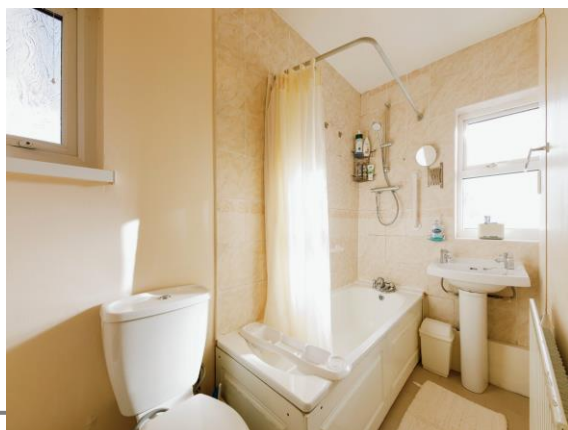
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>> floor plan



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

Vikki Rhodes		
Ms M.K. Biling		

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