



Wychbury Road, Birmingham B32 4DJ

welcome to

Wychbury Road, Birmingham

**** IMMACULATELY PRESENTED THREE BEDROOMS DETACHED PROPERTY ** LOUNGE & DINING ROOM ** FITTED KITCHEN ** FAMILY BATHROOM
** DRIVEWAY & GARAGE ** GREAT TRANSPORT LINKS TO BIRMINGHAM CITY CENTRE ** SHORT COMMUTE TO QUEEN ELIZABETH HOSPITAL &
BIRMINGHAM UNIVERSITY ****

Agent Note

This property is council tax band C.

Entrance Hall

Central heating radiator.

Lounge

16' 3" x 10' 4" (4.95m x 3.15m)

Double glazed window to front, central heating radiator.

Dining Room

10' 5" x 7' 5" (3.17m x 2.26m)

Double glazed window to rear, central heating radiator.

Kitchen

10' 5" x 5' 9" (3.17m x 1.75m)

Double glazed window to rear, central heating radiator, range of wall & base units with drawers and worktops over, sink & drainer unit, electric hob & oven, fridge freezer, plumbing for washing machine.

Bathroom

Double glazed window to side, heated towel rail, bath with shower over, low level flush w/c, wash hand basin.

Bedroom 1

11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom 2

10' 4" x 6' 5" (3.15m x 1.96m)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom 3

7' 5" x 6' 9" (2.26m x 2.06m)

Double glazed window to rear, central heating radiator.





view this property online shipways.co.uk/Property/HBN111671



welcome to

Wychbury Road, Birmingham

- Immaculately presented three bedroom detached property
- Lounge.
- Dining room.
- Fitted kitchen.
- Family bathroom.

Tenure: Freehold EPC Rating: D

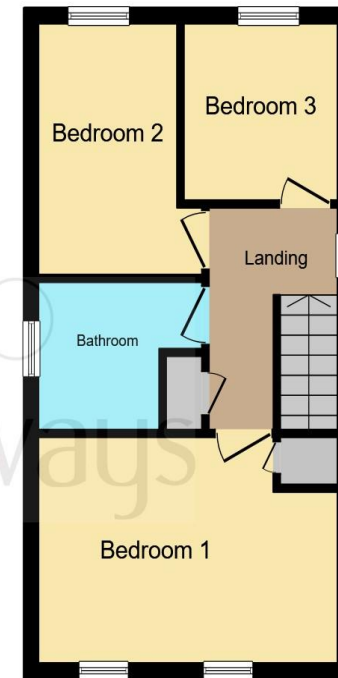
Council Tax Band: C

offers over

£280,000



Ground Floor



First Floor

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

view this property online shipways.co.uk/Property/HBN111671



Property Ref:
HBN111671 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk