









welcome to

Stanmore Road, Birmingham

**** BEAUTIFULLY PRESENTED SEMI - DETACHED PROPERTY *** THREE GOOD SIZED BEDROOMS *** TWO RECEPTION ROOMS *** KITCHEN ***
DINING ROOM *** DOWNSTAIRS SHOWER ROOM *** UTILITY ROOM *** FAMILY BATHROOM *** SECURE REAR GARDEN *** SPACIOUS DRIVEWAY
*** GARAGE ****

Agent Note

The Council Tax Band is D.

Rear Lounge

14' 4" x 10' 8" (4.37m x 3.25m)
Patio doors to rear, double glazed window, radiator.

Front Lounge

18' 7" x 10' 8" (5.66m x 3.25m)
Bay double glazed window to front, radiator.

Kitchen

18' 7" x 8' 8" (5.66m x 2.64m) Double glazed window to rear, wall/base, sink/drainer, gas hob, oven, fridge, freezer.

Dining Room

13' 1" x 9' 8" (3.99m x 2.95m)
Tall heater, ceiling skylights, door to garage.

Utility Room

7' 7" x 4' 5" (2.31m x 1.35m) Door to rear garden, radiator.

Bedroom One

14' 4" x 10' 8" (4.37m x 3.25m) Double glazed window to rear, radiator.

Bedroom Two

14' 1" x 10' 8" (4.29m x 3.25m)

Double glazed window to front, fitted wardrobes, radiator.

Bedroom Three

13' 7" x 8' 8" (4.14m x 2.64m) Double glazed window to rear, radiator.

Bathroom

Bath with shower over, single glazed window, w/c,

double sink, hand towel rail.

Downstairs Shower Room

W/C, shower cubicle, sink basin, hand towel rail, double glazed window to rear.

Rear Garden

Patio Lawn.

Garage

9' 8" x 4' 2" (2.95m x 1.27m)













welcome to

Stanmore Road, Birmingham

- Beautifully presented semi-detached property.
- Three good sized bedrooms.
- Two reception rooms.
- Fitted kitchen & dining room.
- Downstairs shower room.

Tenure: Freehold EPC Rating: D

Council Tax Band: D

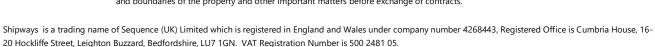
£475,000



view this property online shipways.co.uk/Property/HBN111763



Property Ref: HBN111763 - 0005 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.







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