



Cofton Park Drive, Rednal Birmingham B45 8DF

welcome to

Cofton Park Drive, Rednal Birmingham

*** WELL - PRESENTED END - TERRACE PROPERTY *** TWO GOOD SIZED BEDROOMS *** GREAT LOCATION *** FITTED KITCHEN/DINING ROOM *** GREAT LOCATION ***

Agent Note

This property is council tax band B.

Entrance

Front door, central heating radiator.

Downstairs W/C

Tiling to splash-prone areas, central heating radiator, low level flush w/c, pedestal wash hand basin, fuse board.

Lounge

17' 10" x 11' 5" (5.44m x 3.48m)

Double glazed bay window to front, central heating radiator, access up the stairs, understairs storage, door to kitchen.

Kitchen

15' 3" x 8' 5" (4.65m x 2.57m)

Double glazed window & double doors to rear, central heating radiator, ceiling spotlights, range of wall & base units with drawers & worktops over, dishwasher, fridge & freezer, gas hob, integrated oven, space for washing machine.

Rear Garden

2 secure gates to grass, fencing, grass area, decking, patio, water butt, space for shed.

Loft

Fully boarded, ladder, light.

Bedroom One

15' 5" x 9' (4.70m x 2.74m)

Double glazed windows to front, central heating radiator.

Bedroom Two

15' 4" x 8' 5" (4.67m x 2.57m)

Double glazed windows to rear, central heating radiator.

Bathroom

Double glazed obscure window to side, bath with shower over, chrome radiator/towel rail, wall mounted wash hand basin, low level flush w/c, tiling to splash-prone areas.





check out more properties at shipways.co.uk



welcome to

Cofton Park Drive, Rednal Birmingham

- TWO BEDROOMS
- END OF TERRACE
- PARKING
- KITCHEN DINER
- REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£250,000



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

check out more properties at shipways.co.uk



Property Ref:
HBN111767 - 0003

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk