



**Stableford Close, Birmingham B32 3XL**

**welcome to**

## **Stableford Close, Birmingham**

\*\*\*\*\* SOUGHT AFTER LOCATION \*\*\*\*\* CLOSE TO LOCAL AMENITIES \*\*\*\*\* NEWLY RENOVATED \*\*\*\*\* FOUR BEDROOM DETACHED \*\*\*\*\* FAMILY BATHROOM AND DOWNSTAIRS W/C \*\*\*\*\* BRAND NEW FITTED KITCHEN \*\*\*\*\* FULLY ENCLOSED GARDEN \*\*\*\*\* LARGE DRIVEWAY \*\*\*\*\*

### **Agent Note**

This property is council tax band D.

### **Entrance Porch**

door to front.

### **Downstairs W/C**

Wall mounted wash hand basin with mixer tap, low level flush w/c.

### **Lounge**

14' x 10' ( 4.27m x 3.05m )

Double glazed bay window to front, central heating radiator.

### **Dining Room**

11' x 9' ( 3.35m x 2.74m )

Double glazed sliding door to conservatory, central heating radiator.

### **Bedroom 3/2nd Reception**

13' x 7' ( 3.96m x 2.13m )

Extended into garage, central heating radiator, double glazed window to front,

### **Kitchen**

8' 1" x 7' ( 2.46m x 2.13m )

Double glazed window to rear, brand new kitchen with range of wall & base units with worktops over, gas hob & integrated oven with extractor hood over, stainless steel sink & drainer with mixer tap, plumbing for utilities.

### **Conservatory**

10' x 8' ( 3.05m x 2.44m )

Double glazed windows, double doors to garden.

### **Landing**

Double glazed frosted window to side, newly carpeted throughout.

### **Bedroom 1**

11' 1" x 10' ( 3.38m x 3.05m )

Double glazed window to front, central heating radiator, new carpet.

### **Bedroom 2**

10' x 10' ( 3.05m x 3.05m )

Double glazed window to rear, central heating radiator, built in wardrobe.

### **Bedroom 4**

8' x 7' 1" ( 2.44m x 2.16m )

Double glazed window to front, central heating radiator.

### **Bathroom**

Double glazed frosted window to rear, tiled walls and floor, electric shower, wash hand basin with mixer tap, low level flush w/c.

### **Front Garden**

Generous drive for 2 cars with dropped kerb.

### **Rear Garden**

Private, enclosed, patio.





***check out more properties at*** [shipways.co.uk](http://shipways.co.uk)



welcome to

## Stableford Close, Birmingham

- Sought after location
- Close to local amenities
- Newly renovated
- Four bedroom detached
- Family bathroom and downstairs W/C

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£425,000**



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](http://www.focalagent.com)

check out more properties at [shipways.co.uk](http://shipways.co.uk)



Property Ref:  
HBN111802 - 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.

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](mailto:harborne@shipways.co.uk)



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



[shipways.co.uk](http://shipways.co.uk)