



Barnes Hill, Birmingham B29 5TY

welcome to

Barnes Hill, Birmingham

*** WELL PRESENTED SEMI-DETACHED PROPERTY *** POPULAR RESIDENTIAL AREA OF WEOLEY CASTLE *** TENANTS IN SITU *** THREE GOOD SIZED BEDROOMS *** DOWNSTAIRS SHOWER ROOM AND EN-SUITE FACILITIES *** GENEROUS LIVING SPACE *** FRONT & REAR GARDENS

Agent Note

This property is council tax band A.

Entrance Porch

Double glazed door & windows to front & side.

Entrance Hall

Central heating radiator, stairs to first floor.

Downstairs Wet Room

Double glazed frosted window to side, wet shower room, low level flush w/c, wash hand basin with hot & cold taps, heated towel rail.

Lounge

21' into bay. x 13' max. (6.40m into bay. x 3.96m max.)
Double glazed bay window to front, central heating radiators, feature fireplace, storage cupboard built in, open plan with lounge.

Kitchen

15' 1" x 8' 1" (4.60m x 2.46m)
Range of wall & base units with worktops over, double sink & drainer with mixer tap, central heating radiator, gas hob, oven integrated, plumbing for utilities.

Landing

Double glazed frosted window to side.

Bedroom 1

10' Plus recess. x 10' max. (3.05m Plus recess. x 3.05m max.)
Double glazed window to front, central heating radiator, good size.

En-Suite

Electric shower, low level flush w/c, wash hand basin with hot & cold taps, well-maintained, integrated

boiler cupboard, tiling to splash-prone areas.

Bedroom 2

10' x 9' (3.05m x 2.74m)
Double glazed window to rear, central heating radiator.

Bedroom 3

7' 1" x 7' (2.16m x 2.13m)
Double glazed window to rear, central heating radiator.

Front Garden

Small paved area to front.

Rear Garden

Good sized garden to rear, patio & lawn, quiet.





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Barnes Hill, Birmingham

- Semi detached
- Three good-sized bedrooms
- En suite
- Downstairs shower facilities
- Generous living area

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

offers in the region of
£220,000



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

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Property Ref:
HBN111719 - 0003

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0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk