



Minton Road, Birmingham B32 2XE

welcome to

Minton Road, Birmingham

*** FOUR BEDROOM DETACHED HOME *** DESIRABLE LOCATION *** CLOSE TO AMENITIES *** BEAUTIFULLY PRESENTED *** BALCONY AND REAR GARDEN *** DRIVEWAY FOR TWO CARS *** SOLAR PANELS *** GENEROUS RECEPTION ROOM ***

Agent Note

This property is council tax band C.
This property has solar panels.

Entrance Porch

(Ground Floor) Double glazed door & windows surround.

W/C

(Ground Floor) Single glazed frosted window to porch, base unit with sink & mixer tap, low level flush w/c.

Lounge

21' 2" x 10' 8" (6.45m x 3.25m)
(Ground Floor) Double glazed window to front, & double doors to balcony at rear, radiator.

Kitchen

10' 8" x 8' 8" (3.25m x 2.64m)
(Ground Floor) Range of wall & base units with worktops over, sink & drainer, integrated oven, gas hob & extractor hood, Worcester Bosch boiler, double glazed window to rear.

Bedroom 1

12' 4" x 10' 1" (3.76m x 3.07m)
(Lower Ground Floor) Double glazed window to front, radiator, fitted wardrobe.

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.59m)
(Lower Ground Floor) Double glazed window to side, radiator.

Bedroom 3

9' 3" x 8' 8" (2.82m x 2.64m)
(Lower Ground Floor) Double glazed frosted window to side, radiator.

Bedroom 4

12' 3" x 9' 1" (3.73m x 2.77m)
(Lower Ground Floor) Double glazed window to rear, radiator.

Bathroom

(Lower Ground Floor) Double glazed frosted window to rear, hot towel rail, underfloor heating, wash hand basin with hot & cold taps, bath with electric shower over, low level flush w/c.

Bedroom 5

14' 4" x 8' 3" (4.37m x 2.51m)
(Lower Ground Floor) (Accessed through sliding door in bedroom 3). Double glazed window to side, radiator.

Lean To

18' 6" x 5' 4" (5.64m x 1.63m)
(Ground Floor) Double glazed door to front & rear, plumbing for utilities.

Rear Garden

(Lower Ground Floor) Fully enclosed, access from lean to storage (fully covered), lawn, patio, shed.

Parking

2 car driveway.





view this property online shipways.co.uk/Property/HBN111987



welcome to

Minton Road, Birmingham

- Four bedrooms
- Detached
- Desirable location
- Close to amenities
- Cul-de-sac

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

offers over
£375,000



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

view this property online shipways.co.uk/Property/HBN111987



Property Ref:
HBN111987 - 0004

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.

shipways



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk