



Cock Hill Lane, Rednal BIRMINGHAM B45 9YH

Not for marketing purposes INTERNAL USE ONLY

welcome to

Cock Hill Lane, Rednal BIRMINGHAM

THREE BED SEMI-DETACHED HOMETWO RECEPTION ROOMS***INTEGRAL GARAGE***DRIVEWAY TO THE FRONT***PRIVATE REAR GARDEN***CORNER PLOT***EARLY VIEWING RECOMMENDED***

Agent Note

This property is council tax band B.

Entrance Porch

Central heating radiator.

Entrance Hallway

3 Storage cupboards.

Lounge

19' 9" x 11' 6" (6.02m x 3.51m)

Double glazed sliding doors to garden.

Dining Room

11' x 8' 9" (3.35m x 2.67m)

Double glazed window to rear, wall mounted gas fire.

Kitchen

11' 5" x 6' 9" (3.48m x 2.06m)

Double glazed window, central heating radiator, tiled to splash prone areas, sink & drainer, integrated gas hob & oven, plumbing for washing machine, range of wall & base units with worksurfaces over.

Bedroom 1

11' 9" x 11' 1" (3.58m x 3.38m)

Double glazed window, central heating radiator.

Bedroom 2

11' 9" x 9' 7" (3.58m x 2.92m)

Double glazed window, central heating radiator.

Bedroom 3

9' 8" x 7' (2.95m x 2.13m)

Double glazed window, central heating radiator.

Bathroom

Double glazed frosted window, low level flush w/c, wash hand basin, bath with electric shower over.

Loft Space

Partially boarded, insulated.

Parking

Driveway for two cars and a garage.





check out more properties at shipways.co.uk



welcome to

Cock Hill Lane, Rednal BIRMINGHAM

- Three Bedroom Semi Detached Home
- Perfect for First Time Buyers or Growing Families
- Two Reception Rooms
- Integral Garage
- Driveway to the Front

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£230,000



Total floor area 103.8 m² (1,117 sq.ft.) approx

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.propertybox.io



check out more properties at shipways.co.uk

Not for marketing purposes INTERNAL USE ONLY



Property Ref:

HB112122 - 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.



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk