

property details **approval form**

18 Osler Street, Birmingham, West Midlands, England, B16 9EU

Date: 25 November 2024

Property Ref and Version: HBN111019 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £250,000.

Tenure: Freehold

>> **key features**

- > Well-presented semi-detached property
- > Three good sized bedrooms
- > Living room
- > Kitchen/diner
- > Downstairs shower room
- > Family bathroom
- > Previous Garage, currently used as a bedroom (no PP or Building Regs)
- > Driveway
- > EPC Rating: C

>> **short description**

*** THREE - BEDROOM SEMI-DETACHED PROPERTY *** GREAT LOCATION *** LIVING ROOM *** FITTED KITCHEN ***
DOWNSTAIRS SHOWER ROOM *** FAMILY BATHROOM *** SECURE REAR GARDEN *** DRIVEWAY ***

>> **long description**

This beautifully presented three-bedroom semi-detached property is located in a prime location on the border of Birmingham City Centre. The property is situated for easy access to everything that central Birmingham has to offer including a plethora of shops, amenities, restaurants, and bars to name just a few of the excellent offerings the City Centre has. It is also within the catchment area of a selection of sought after schools for all ages and has lots of local transport links nearby including bus stops, New Street Station, and easy motorway access.

The property comprises in further detail- Driveway and front garden on approach to the property. The entrance gives access to the living room, kitchen/diner, previous garage currently used as a bedroom (no planning permission or building regulations), the downstairs shower room and the rear garden. Stairs ascend from the living room to the first-floor accommodation which hosts the three good sized bedrooms and family bathroom.

This is a truly lovely property in both its location and accommodation available. Viewing is highly recommended.

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>> **room description**

Lounge

10' 9" x 13' 2" (3.28m x 4.01m)

Front double-glazed window, radiator.

Kitchen/Diner

10' 5" x 13' 9" (3.17m x 4.19m)

Rear double-glazed window, gas hob, plumbing for washing machine, electric oven, sink/drainage, radiator.

Bedroom One

9' 1" x 11' 9" plus recess (2.77m x 3.58m plus recess)

Front double-glazed window, radiator.

Bedroom Two

6' 7" x 9' 6" (2.01m x 2.90m)

Rear double-glazed window, radiator.

Bedroom Three

6' 7" x 6' 10" (2.01m x 2.08m)

Rear double-glazed window, radiator.

Shower Room

W/C, sink basin, heated towel radiator, rear double-glazed window, shower cubicle.

Previous Garage

16' 6" x 7' 6" (5.03m x 2.29m)

Currently converted to a bedroom however this has no planning permission or building regulations.

Shower Room in Previous Garage

W/C, sink basin, shower cubicle, extractor fan.

Rear Garden

Patio and lawn.

Agent Note

The Council Tax Band is C.

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>> property images



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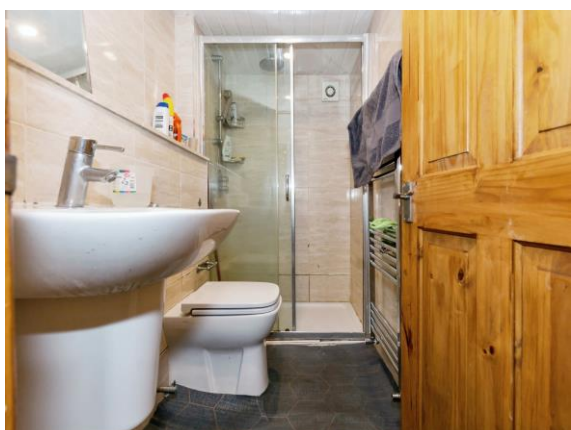
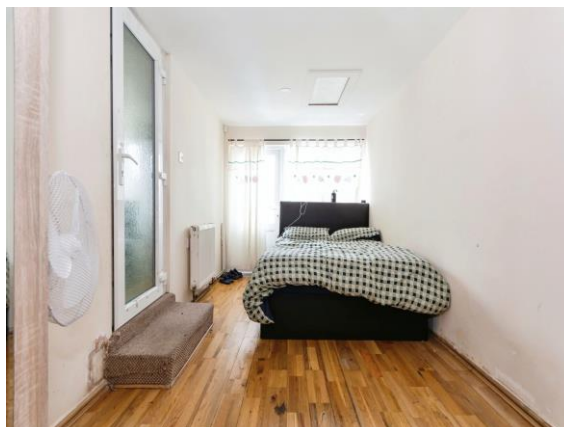
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>> floor plan



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

>> approval

Signature

Date

Jamie Grice		
Mr W. Ahmed		

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