



Millford Close, Birmingham B28 0YL

welcome to

Millford Close, Birmingham

A well presented four bedroom detached situated on a corner plot, tucked away in a quiet cul-de-sac in the popular area of Hall Green. The home is an ideal opportunity for a growing family and located within close proximity of local amenities such as schools, shops, eateries and transport links.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Note

Council tax band: F

Entrance Porch

Open canopy porch

Entrance Hall

Obscure double glazed door and window to front. Central heating radiator and access to storage cupboard.

Guest Wc

Obscure double glazed window to side. Low level toilet and hand wash basin with vanity unit. Tiling to splash prone areas and central heating radiator.

Lounge

19' 9" excluding bay+plus door recess x 10' 11" (6.02m excluding bay+plus door recess x 3.33m)
Double glazed bay window to front and double glazed sliding door to rear. Two central heating radiators and fireplace.

Conservatory

26' 4" x 8' 9" plus door recess (8.03m x 2.67m plus door recess)
Double glazed door to rear and double glazed windows to side and rear. Half brick wall.

Dining Room

11' 3" x 8' 10" (3.43m x 2.69m)
Double glazed window to rear. Central heating radiator.

Kitchen

11' 3" x 8' 9" (3.43m x 2.67m)
Double glazed door to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven with gas hob/extractor hood over and microwave). Space for free standing appliances (fridge-freezer). Tiling to splash prone area and central heating radiator.

Utility

5' 8" x 4' 11" (1.73m x 1.50m)

Obscure double glazed door to side. Base units with space for free standing appliances (washing machine & dishwasher). Central heating radiator and access to the boiler.

Lean To

Single glazed door and window to rear. Access to the garage & workshop area.

Landing

Central heating radiator and access to the loft and storage cupboard.

Bedroom One

14' 2" into bay x 9' 3" to wardrobe (4.32m into bay x 2.82m to wardrobe)
Double glazed bay window to front. Fitted wardrobes and central heating radiator.

Ensuite

Obscure double glazed window to front. Low level toilet, hand wash basin with vanity unit and shower cubicle. Tiling to splash prone areas and central heating radiator.

Bedroom Two

12' 6" max x 8' 2" (3.81m max x 2.49m)
Double glazed window to rear. Fitted wardrobe and central heating radiator.

Bedroom Three

9' to wardrobes x 8' 9" (2.74m to wardrobes x 2.67m)
Double glazed window to rear. Fitted wardrobe and central heating radiator.

Bedroom Four

8' 2" x 7' 8" (2.49m x 2.34m)
Double glazed window to rear. Fitted desk and central heating radiator.

Bathroom

Obscure double glazed window to side. Hand wash basin and toilet vanity unit. Bath with wall mounted shower over. Shower Cubicle. Tiling to splash prone areas and central heating radiator.

Front Garden

Laid lawn bushes and path to approach the accommodation. Gate to allotment.

Allotment

Laid lawn and space for shed.

Rear Garden

Patio area with laid lawn, flower beds and tree. Side gate access to front.

Double Garage

17' 5" x 17' (5.31m x 5.18m)
Electric up and over door to front. A range of wall and base units with space for free standing appliances and wall mounted hand wash basin.



view this property online shipways.co.uk/Property/SLY110653



welcome to

Millford Close, Birmingham

- FOUR BEDROOM DETACHED PROPERTY OFFERED CHAIN FREE
- LOUNGE / DINING ROOM & CONSERVATORY
- KITCHEN WITH SEPARATE UTILITY
- GUEST WC / BATHROOM & ENSUITE TO MASTER
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: D

offers in the region of

£475,000



view this property online shipways.co.uk/Property/SLY110653

Please note the marker reflects the postcode not the actual property



Property Ref:
SLY110653 - 0008

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 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk