



Cubley Road, Birmingham B28 8EJ

welcome to

Cubley Road, Birmingham

A neatly presented three bedroom semi-detached in the popular residential area of Hall Green. The property requires some modernisation but offers fantastic potential to make it the ideal family home in a great location with east access to local amenities and transport links.

Note

Council tax band: C

Entrance Porch

Single glazed door to front. Single glazed window to front and side.

Entrance Porch

Obscure single glazed door to front and two obscure single glazed windows to front. Access to storage cupboard.

Lounge

13' 9" plus door recess x 10' 10" into recess (4.19m plus door recess x 3.30m into recess)
Single glazed windows and door to rear. Fireplace.

Dining Room

11' 6" excluding bay x 10' 10" into recess (3.51m excluding bay x 3.30m into recess)
Single glazed bay window to front. Fireplace.

Kitchen

12' 11" x 10' 1" plus door recess (3.94m x 3.07m plus door recess)
Single glazed door and single glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob and extractor hood over). Space for free standing appliances (fridge-freezer & washing machine), Tiling to splash prone areas and two ceiling fans.

Landing

Obscure single glazed window to side.

Bedroom One

11' 6" excluding bay x 9' 3" (3.51m excluding bay x 2.82m)

Single glazed bay window to front, Electric heater and fitted wardrobes.

Bedroom Two

13' 10" x 10' 11" into recess (4.22m x 3.33m into recess)
Single glazed window to rear,

Bedroom Three

8' 4" x 6' 10" (2.54m x 2.08m)
Single glazed window to front.

Bathroom

Obscure single glazed window to rear. Hand wash basin with vanity unit and bath with screen and wall mounted electric shower over. Tiling to splash prone areas and access to loft and storage cupboard.

WC

Obscure single glazed window to side. Low level toilet.

Front Garden

Hedge

Rear Garden

Decking area with steps descending to laid lawn with flower beds surrounding with a variety of fruit trees, plants, shrubs and bushes. Space for shed.

Parking

Off road parking





view this property online shipways.co.uk/Property/SLY110640



welcome to

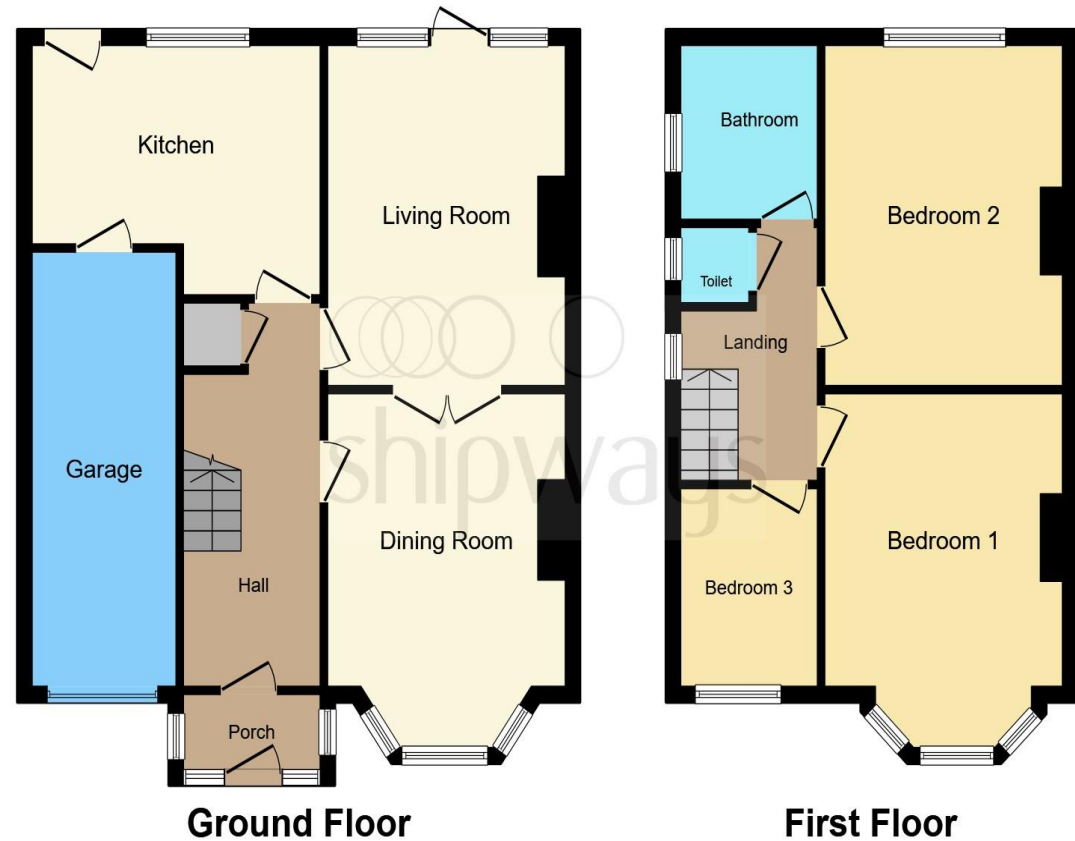
Cubley Road, Birmingham

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- KITCHEN
- BATHROOM / WC
- BEAUTIFULLY MAINTAINED REAR GARDEN

Tenure: Freehold EPC Rating: F

offers over

£310,000



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.

view this property online shipways.co.uk/Property/SLY110640



Property Ref:
SLY110640 - 0003

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