

Church View Walford Road, Birmingham B11 1QG



welcome to

Church View Walford Road, Birmingham

- THREE BEDROOM MID-TERRACE
- TWO RECEPTION ROOMS
- KITCHEN
- WETROOM
- FRONT & REAR GARDEN

Tenure: Freehold EPC Rating: D

offers over **£180,000**

A well presented and deceptively spacious three bedroom midterrace, placed in the popular residential area of Sparkhill, Birmingham. The home is placed with easy access to local amenities and transport links. A viewing is definitely advised to appreciate this property!



view this property online shipways.co.uk/Property/SLY110649



Property Ref: SLY110649 - 0002 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.
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.
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.
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.
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.
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.

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Note

Lounge

Kitchen

Lobby

Bathroom

Bedroom One

Bedroom Two

Bedroom Three

Front Garden

Rear Garden

Landing

recess x 3.28m excluding bay)

9' x 5' 8" (2.74m x 1.73m)

Second Reception Room

11' 3" into recess x 10' 9" excluding bay (3.43m into

11' 2" into recess x 13' 11" (3.40m into recess x 4.24m)

11' 3" into recess x 11' (3.43m into recess x 3.35m)

8' 10" max x 5' 10" (2.69m max x 1.78m)

10' 11" x 8' 11" into recess (3.33m x 2.72m into recess)



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