



Broad Road, BIRMINGHAM B27 7UZ

welcome to

Broad Road, BIRMINGHAM

Shipways are delighted to welcome a rare opportunity to acquire this double-fronted three bedroom semi-detached, in the popular residential area of Acocks Green. The property boasts unique and characteristic features, offering ample amount of space across three floors.

Agent Note

The Council Tax Band is B.

Entrance Hall

Door to front. Central heating radiator.

Lounge

17' 5" x 10' 6" into recess (5.31m x 3.20m into recess)
Double glazed window to front with Victorian Sash Shutter and double glazed window to rear with folding window shutters. Two central heating radiators and fireplace.

Second Reception Room

12' x 11' 8" into recess (3.66m x 3.56m into recess)
Double glazed window to front with Victorian sash shutter. Central heating radiator and fireplace.

Study/Sun Room

8' 3" x 5' 5" (2.51m x 1.65m)
Double glazed window to rear and side. Double glazed door to side.

Kitchen

10' 8" x 12' 1" (3.25m x 3.68m)
Double glazed window to rear and stable door to rear. A range of wall and base units with Belfast sink. Space for free standing appliance (cooker). Central heating radiator, access to boiler, tiling to splash prone areas and storage cupboard.

Utility

13' 3" x 6' 11" (4.04m x 2.11m)
Double glazed window to side and rear. Double glazed door to side. Space for free standing appliances (washing machine & tumble drier). Sink.

Landing

Central heating radiator. Stairs to second floor.

Bedroom One

17' 6" x 14' into recess (5.33m x 4.27m into recess)
Double glazed window to front and rear. Two central heating radiators and fireplace.

Bedroom Two

12' 1" x 12' 1" into recess (3.68m x 3.68m into recess)
Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to rear. Low level toilet, bidet and hand wash basin with pedestal. Roll top bath and shower cubicle. Tiling to splash prone areas.

Second Floor Landing

Access to storage cupboards.

Bedroom Three

14' x 13' (4.27m x 3.96m)
Double glazed window to rear. Reduced ceiling height.

Front Garden

Wall to front with flower beds and hedges.

Rear Garden

Patio area with laid lawn and flower beds to side with an array of plants, shrubs, bushes and trees. Access to working outside WC and potting shed/brick built potting shed. Rear gate access.

Garage

16' 1" x 18' 5" (4.90m x 5.61m)
Up-and-over door to front. Door to side and single glazed window to side. Electric sockets.

Parking

Two parking spaces affront of the garage.



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

welcome to
**Broad Road,
BIRMINGHAM**

- A RARE OPPORTUNITY FOR A THREE BEDROOM SEMI-DETACHED PLACED ACROSS THREE FLOORS
- TWO SPACIOUS RECEPTIONS ROOMS WITH VICTORIAN SASH SHUTTERS
- KITCHEN
- STUDY/SUN ROOM
- UTILITY

Tenure: Freehold EPC Rating: D

offers over
£375,000



view this property online shipways.co.uk/Property/SLY110148



Property Ref:
SLY110148 - 0005

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 744 4595



shirley@shipways.co.uk



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



shipways.co.uk