



**Hay Brook Drive, Birmingham, B11 3RL**

**welcome to**

**Hay Brook Drive, Birmingham**

**\*\* THREE BEDROOMS \*\* DRIVEWAY \*\* GUEST W/C \*\* GARAGE \*\* NO UPWARD CHAIN \*\* EXCELLENT LOCATION \*\* IDEAL FIRST TIME PURCHASE \*\***



**Agent Note**

The Council Tax Band is B.

**Entrance Porch**

Wooden door.

**Entrance Hall/Wc**

Ceiling light point, stairs to first floor.

**Lounge**

17' 8" x 10' 8" ( 5.38m x 3.25m )

Double glazed window to rear, double glazed bay window to front, ceiling light point, three wall lights, electric fire, two ceiling light points, radiator.

**Kitchen**

15' 8" x 11' 3" ( 4.78m x 3.43m )

Cupboards, two double glazed windows to rear, two ceiling light points, worktops, sink, double upvc door/window to rear.

**Landing**

Double glazed window, storage cupboard, ceiling light point.

**Bedroom One**

17' 10" into wardrobe x 7' 10" ( 5.44m into wardrobe x 2.39m )

Ceiling light point, fitted wardrobe, radiator, double glazed window to rear, shower cubicle, electric shower, extractor fan.

**Bedroom Two**

11' 7" x 6' 8" ( 3.53m x 2.03m )

Ceiling light point, radiator, double glazed window.

**Bedroom Three**

11' 10" x 11' 7" ( 3.61m x 3.53m )

Double glazed window, ceiling light point, radiator.

**Bathroom**

6' 7" x 5' ( 2.01m x 1.52m )

Double glazed window, heated towel rail, bath, electric shower, w/c, sink.

**Front Garden**

Block paved driveway.

**Rear Garden**

Patio, fenced.



**view this property online** [shipways.co.uk/Property/SLY110509](http://shipways.co.uk/Property/SLY110509)



welcome to

## Hay Brook Drive, Birmingham

- THREE BEDROOMS
- DRIVEWAY
- NO UPWARD CHAIN
- IDEAL FIRST TIME PURCHASE
- EXCELLENT LOCATION

Tenure: Freehold EPC Rating: D

offers in excess of

**£220,000**



view this property online [shipways.co.uk/Property/SLY110509](https://shipways.co.uk/Property/SLY110509)

Please note the marker reflects the postcode not the actual property



Property Ref:  
SLY110509 - 0002

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.

  
shipways



**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



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



[shipways.co.uk](https://shipways.co.uk)