



Sladepool Farm Road, Birmingham B14 5DJ

welcome to

Sladepool Farm Road, Birmingham

A well presented and deceptively spacious three bedroom semi - detached property situated in a popular residential area. The property is perfectly suited for first time buyers looking to start their homeowner journey with the property being close to local amenities.

Agent Notes

The Council Tax Band is B. Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Front

Off road parking. Side access to garden.

Entrance Hall

Obscure double glazed door to front. Central heating radiator.

Lounge

13' 1" into recess x 16' 3" into bay (3.99m into recess x 4.95m into bay)
Double glazed window to front. Central heated radiator. Air conditioning unit. Decorative fire surround.

Kitchen

12' 11" x 9' 1" (3.94m x 2.77m)
Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated electric oven and hob with extractor fan. Integrated dishwasher and fridge. Tiling to splash prone areas. Breakfast bar. Access to understairs cupboard housing the boiler and meters. Double glazed door to rear with built in blinds.

Landing

Double glazed obscure window to side. Airconditioning unit.

Bedroom One

12' 7" x 10' into recess (3.84m x 3.05m into recess)
Double glazed window to front. Central heating radiator.

Bedroom Two

10' x 10' into recess (3.05m x 3.05m into recess)
Double glazed window to rear. Central heating radiator. Access to loft.

Bedroom Three

8' 2" x 6' 1" (2.49m x 1.85m)
Double glazed window to front. Central heating radiator.

Bathroom

Double glazed obscure window to side. Hand wash basin with pedestal and bath with glass screen and overhead shower. Central heating towel rail. Tiling to splash phone areas. Low level toilet.

Lean To

Space for fridge freezer and tumble dryer. access to storage and toilet. Single glazed window and door to rear.

Rear Garden

Two decking areas either side of laid lawn, Bushes, shrubs and trees bording lawn.





view this property online shipways.co.uk/Property/SLY111280



welcome to

Sladepool Farm Road, Birmingham

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- NO CHAIN
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GENEROUS SIZED REAR GARDEN
- MODERN KITCHEN

Tenure: Freehold EPC Rating: D

offers over

£250,000



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

view this property online shipways.co.uk/Property/SLY111280



Property Ref:
SLY111280 - 0004

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



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



shipways.co.uk