

Cambridge Way, Birmingham B27 6SG



welcome to

Cambridge Way, Birmingham

** DETACHED FAMILY HOME ** THREE/FOUR BEDROOMS ** DRIVEWAY ** SPACIOUS LOUNGE ** KITCHEN/DINER ** GUEST W/C ** ENSUITE ** DRIVEWAY ** EXCELLENT LOCATION **

Agent Note

The Council Tax Band is D.

Entrance Hall Stairs to first floor, radiator, ceiling light point.

Cloakroom/W/C Double glazed window to side, ceiling light point, w/c, sink.

Lounge

17' 10" into bay x 12' (5.44m into bay x 3.66m) Double glazed bay window to front, ceiling light point, radiator.

Kitchen/Diner

24' x 9' 10" (7.32m x 3.00m) Drawer and base units, worktops, sink/drainer, double glazed window to rear, spotlights, two double glazed door to rear, two radiators.

Bedroom Four

12' 7" x 8' 3" (3.84m x 2.51m) Double glazed window to the front, spotlights, radiator.

Landing Velut style window, storage cupboard, loft access, ceiling light point.

Bedroom One

13' 11" x 10' ($4.24m\ x\ 3.05m$) Double glazed window to rear, ceiling light point, radiator.

En Suite Shower cubicle, w/c, double glazed window to rear, sink basin.

Bedroom Two

11' 9" x 8' 1" (3.58m x 2.46m) Double glazed window to front, radiator, ceiling light point.

Bedroom Three

13' 7" to cave x 8' 2" (4.14m to cave x 2.49m) Double glazed window to front, playarea, radiator, ceiling light point.

Bathroom

Bathtub, w/c, sink basin, velut style window, ceiling light point, heated towel rail.

Front Garden

Laid to lawn.

Rear Garden

Block paved patio, laid to lawn, built shed.













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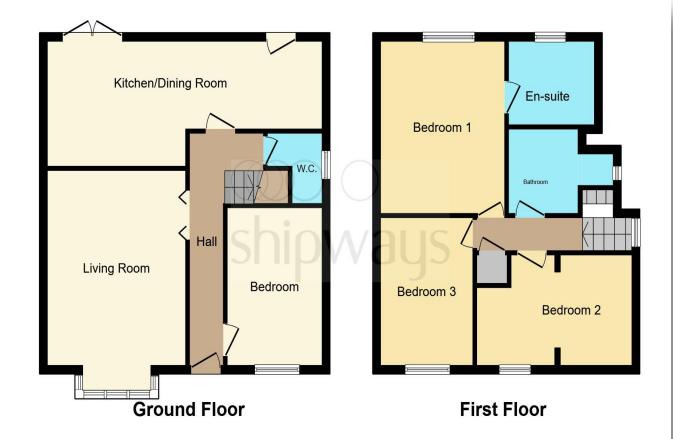
Cambridge Way, Birmingham

- DETACHED FAMILY HOME
- THREE/FOUR BEDROOMS
- ENSUITE
- **GUEST W/C**
- SPACIOUS LOUNGE

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Tenure: Freehold EPC Rating: C
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offers over

£375,000



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

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Property Ref:

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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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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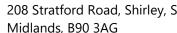
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