



Petersfield Road, Birmingham B28 0AU

welcome to

Petersfield Road, Birmingham

A beautifully modernised two-bedroom end-of-terrace home in the popular Hall Green area of Birmingham. Featuring a stylish open-plan kitchen diner, downstairs WC, and contemporary bathroom, this property is perfect for first-time buyers or downsizers seeking a ready-to-move-in home.

Agents Note

The Council Tax Band is C

Entrance

Double glazed door to front.

Cloakroom

Central heating radiator, w.c and wash hand basin.

Lounge

15' x 12' 3" (4.57m x 3.73m)

Double glazed window to front, spotlights, laminate wooden flooring, central heating radiator and double doors to kitchen.

Kitchen

8' 6" x 15' 8" (2.59m x 4.78m)

Fitted kitchen with a range of wall and base units with quartz work surfaces over, double glazed window to rear, induction hob with electric oven, integrated fridge/freezer, integrated washing machine, integrated dishwasher, sink, laminate wooden flooring, central heating radiator and bi fold doors to rear garden.

Landing

Stairs ascend from the hallway leading to two bedrooms and family bathroom.

Bedroom One

13' 9" x 19' 9" (4.19m x 6.02m)

Two double glazed windows to front, spotlights, carpet and central heating radiator.

Bedroom Two

10' 1" x 8' 9" (3.07m x 2.67m)

Double glazed window to rear, spotlights, carpet and central heating radiator.





Bathroom

Double glazed window to rear, bath with mixer taps and shower over, w.c, wash hand basin, tiled flooring, spotlights and central heating radiator.



view this property online shipways.co.uk/Property/SLY111730



welcome to

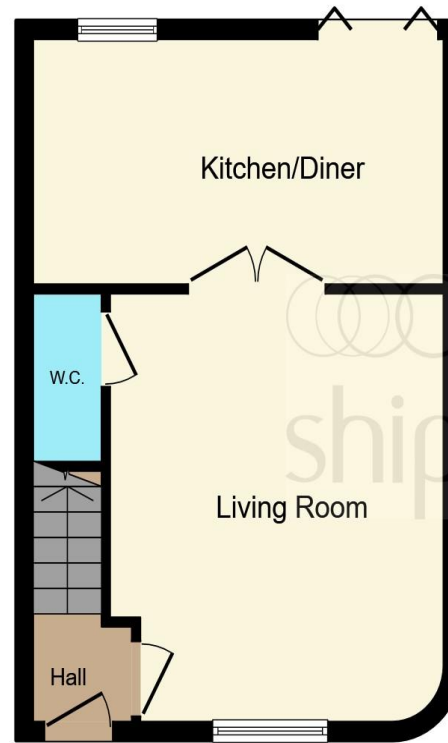
Petersfield Road, Birmingham

- Two-bedroom end-of-terrace property
- Spacious living room with downstairs WC
- Modern kitchen diner with quartz worktops
- Integrated fridge, freezer, dishwasher & washing machine
- Bi-fold doors leading to rear garden

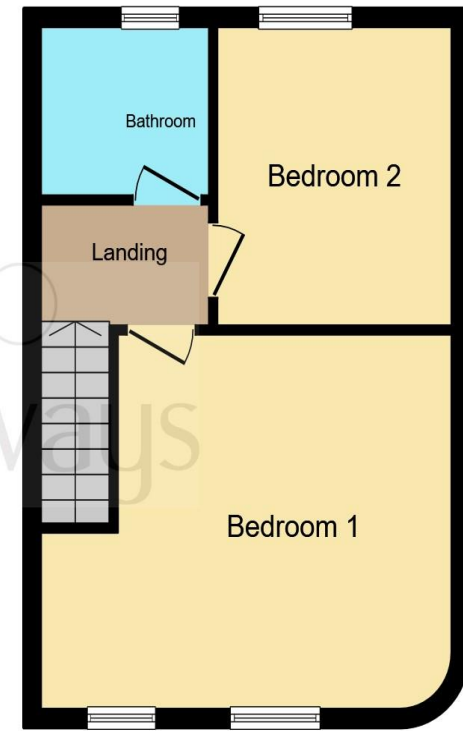
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£260,000



Ground Floor



First Floor

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/SLY111730



Property Ref:

SLY111730 - 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.



0121 744 4595



shirley@shipways.co.uk



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



shipways.co.uk