



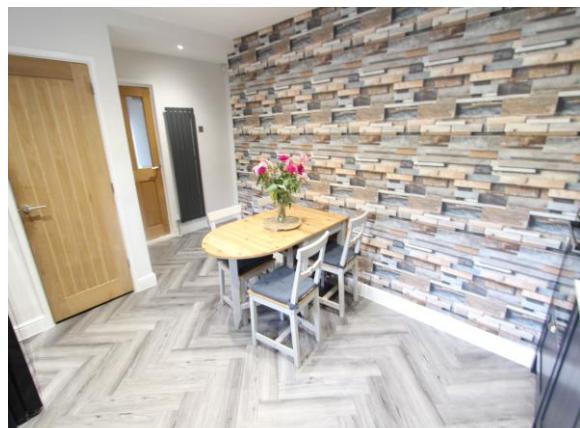
Ballifield Way,


william
h brown

welcome to

Ballifield Way,

A three-bedroom semi-detached home in Handsworth, ideal for families or first-time buyers, offering a living room, kitchen/diner, WC, three bedrooms, office space, and a low-maintenance garden. Close to shops, schools, bus routes, the Sheffield Parkway, and motorway links.



Hall

Having a entrance door, front facing double glazed window, radiator and stairs leads to the first floor accommodation.

Living Room

Front facing double glazed window, radiator and laminate flooring. A feature of the room is the wooden beam detailing along the chimney breast.

Kitchen / Dining

Having a range of wall and base units, inset sink, gas hob and integrated oven. A rear facing double glazed windows and vertical wall mounted radiator.

Wc

Having a wc and side facing double glazed window.

Landing

Loft access can be obtained. There is also a side facing double glazed window.

Bedroom One

Having a front facing double glazed window and a radiator.

Bedroom Two

Rear facing double glazed window and radiator .

Bedroom Three

Having a front facing double glazed window and radiator.

Bathroom

Having a rear facing double glazed window , bath suite with a shower above, vanity sink unit and concealed WC.

Garden

To the rear of the property is a low maintenance artificial grass garden, a paved seating area, decking and shed.

Office

Having two double glazed windows.



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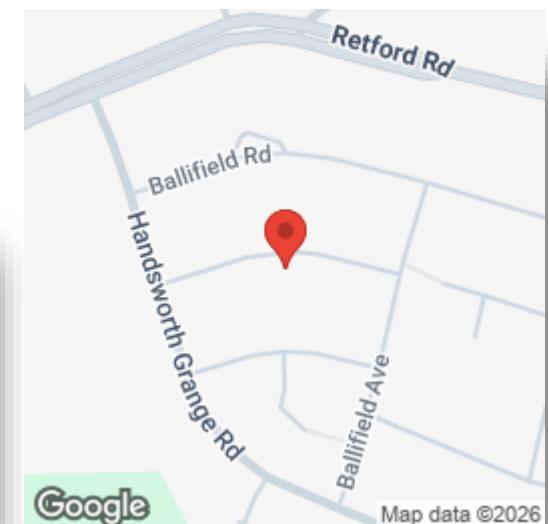
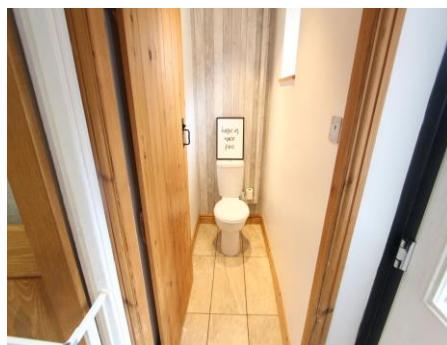
- Three bedrooms
- Semi-detached property
- Generously sized garden
- Access to local amenities
- Ideal for families

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£230,000



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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.



Property Ref:
CPK113314 - 0003

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