



Heyford Way, Castle Vale
Birmingham, B35 6HY

Offers in the Region Of £259,950

Castle Vale

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OFFERED FOR SALE WITH NO UPWARD CHAIN - An opportunity to acquire a beautifully presented family home presented to the highest order and being conveniently situated for access to Birmingham city centre via arterial transport connections and a range of local amenities to include convenience shopping and schools.

The home on offer provides a ground floor shower room with shower cubicle and first floor bathroom with full suite, an open plan kitchen/dining room with beautifully appointed fully fitted wall and base units with appliances thereto.

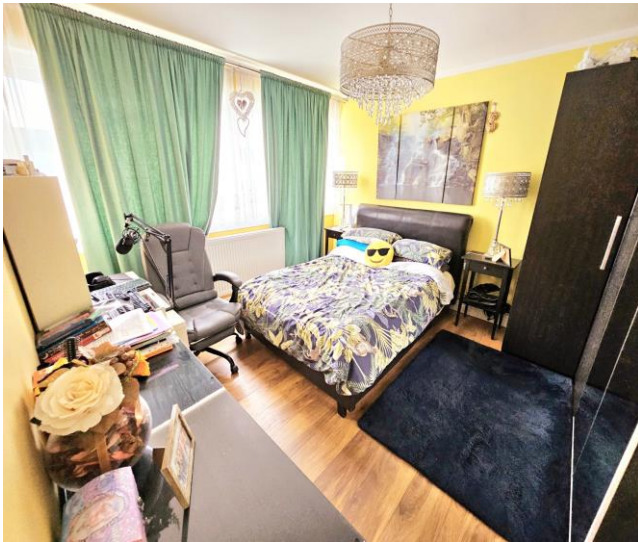
To the rear a spacious bright lounge is adjoined by a equally spacious conservatory which serves as an additional living space and overlooks a delightfully presented low maintenance Southerly facing rear garden.

To the first floor three double bedrooms combine to provide a well proportioned family home.

To the rear is an access road availing off road parking if so required via double gates.

(Please note subject to offer the vendors will considering the inclusion of all contents to the property).





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN
AND IMMACULATE PRESENTATION THROUGHOUT
THE PROPERTY COMPRISES;

Porch/utility/w.c.
2.40m (7'11") x 1.48m (4'10")

Hall

Inner Hallway

Kitchen 4.04m (13'3") x 2.80m (9'2")

Lounge 5.79m (19') x 3.66m (12')

Conservatory

Landing

Bedroom 1 3.86m (12'8") x 3.75m (12'4")

Bedroom 2 3.34m (10'11") x 2.82m (9'3")
plus 0.61m (2') x 0.61m (2')

Bedroom 3 2.38m (7'10") x 2.35m (7'9")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 15th July 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

