Stechford Lane,Birmingham B8 2AW

shipways

welcome to

Stechford Lane,Birmingham

EXTENDED THREE BEDROOM TRADITIONAL DETACHED PROPERTYTWO RECEPTION ROOMS**THIRD RECEPTION/ BEDROOM FOUR**EXTENDED KITCHEN**

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch
Double-glazed window to front and side, wall light panel.

Entrance Hall
Radiator, ceiling light point, stairs to first floor and door to under stairs cupboard.

Lounge
Double-glazed bay to front, radiator, ceiling light point and feature fireplace.

Reception Room Two
Double-glazed bow window to front, radiator, ceiling light point, laminate flooring and door to kitchen.

Study/Bedroom Four
Double-glazed window and double doors to rear, radiator, ceiling light point and laminate flooring.

Kitchen
Double-glazed window to rear, door to shower room, radiator, two ceiling light points, cupboards, drawers and base units, roll top work surface, stainless steel sink and drainer, hob, oven. Plumbing for washing machine and tiled floor.

Shower Room
Ceiling light point, double-glazed window to rear, shower cubicle, low level w.c., pedestal sink and door to garden.

Landing
Double-glazed window to side, ceiling light point and loft access.

Bedroom One
Double-glazed bay window to front, radiator, ceiling light point, fitted mirrored wardrobes.

Bedroom Two
Double-glazed window to rear, radiator, ceiling light point and fitted wardrobes.

Bedroom Three
Double-glazed window to front, radiator and ceiling light point.

Bathroom
Double-glazed window to rear and side, radiator, ceiling light point, corner bath with shower over, low level w.c., pedestal basin, laminate floor and tiled walls.

Rear Garden
Mainly paved, borders with mature shrubs and trees, and large brick built shed.

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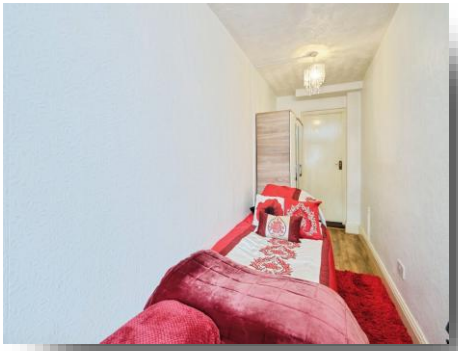
Stechford Lane, Birmingham

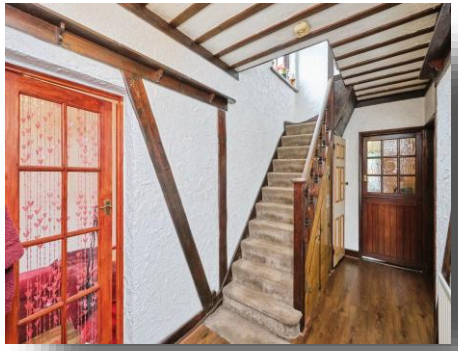
- EXTENDED TRADITIONAL DETACHED PROPERTY
- LOUNGE AND EXTENDED SECOND RECEPTION ROOM
- CONVERTED SIDE GARAGE
- EXTENDED KITCHEN
- DOWNSTAIRS SHOWER ROOM AND FAMILY BATHROOM

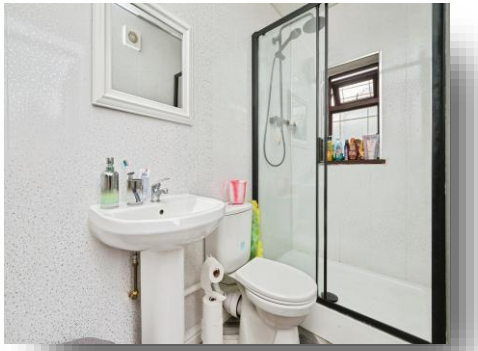
Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in the region of

£365,000







Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB112556 - 0005

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.

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