



Howard Road, BIRMINGHAM B20 2AN

welcome to

Howard Road, BIRMINGHAM

TWO SPACIOUS BEDROOMS IDEALLY LOCATED*** WALKING DISTANCE TO AMENITIES*** IDEAL FOR FIRST TIME BUYERS*** SOUGHT AFTER LOCATION*** CALL NOW TO BOOK YOUR VIEWING***.

Agent Note

Council Tax Band is A.

Cloakroom/Utility

Double glazed window to side, wc, wash hand basin, boiler and central heating radiator.

Kitchen/Diner

Wall and base units, integrated oven, hob, dishwasher and central heating radiator.

Bedroom One

Double glazed window to front and central heating radiator.

Bedroom Two

Double glazed window to rear, built-in storage, loft access and central heating radiator.

Bathroom

Double glazed window to rear, bath with shower over, wash hand basin, wc and heated towel rail.

Rear Garden

Patio area, lawn, shrubs, trees and plants.





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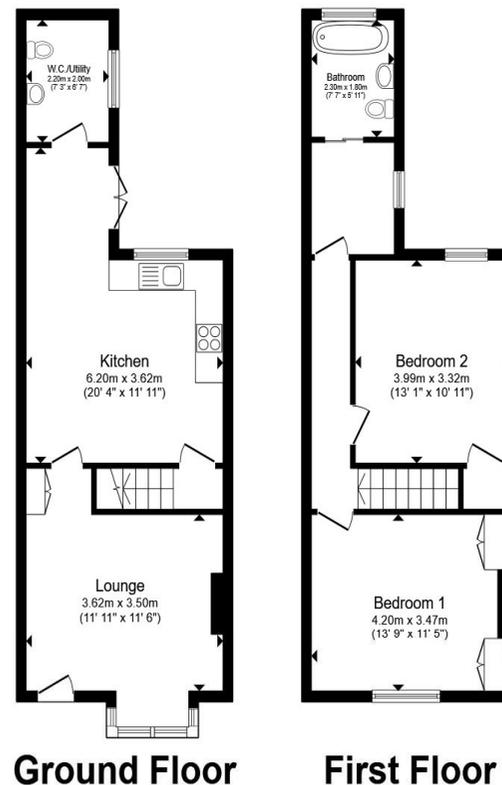
- WELL MAINTAINED THROUGHOUT
- KITCHEN/ DINER
- EXCELLENT TRANSPORT LINKS
- LOCAL AMENITIES
- TWO SPACIOUS BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£200,000



Total floor area 90.4 m² (973 sq.ft.) approx

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.propertybox.io


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Property Ref:
GRB112421 - 0006

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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