



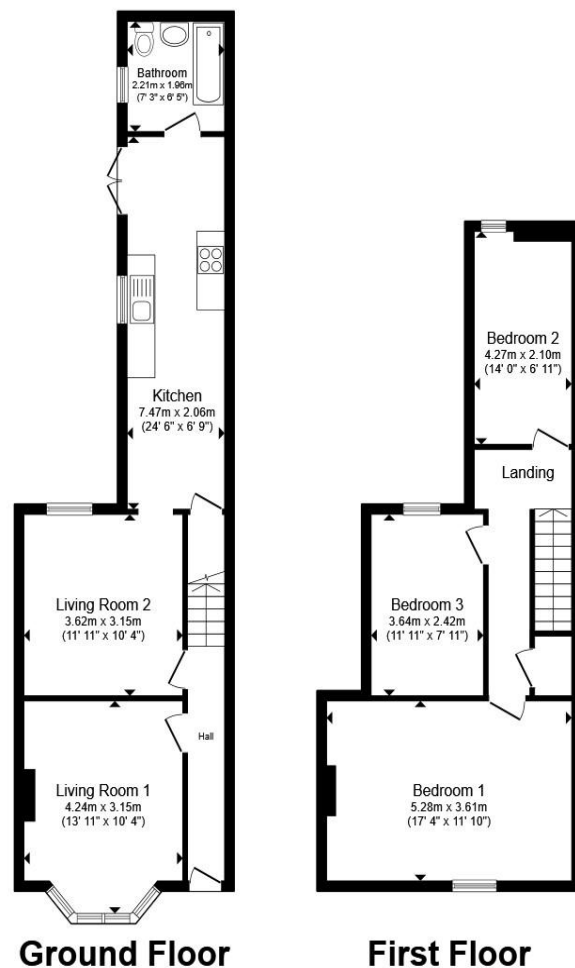
Beach Road, BIRMINGHAM B11 4PL

welcome to

Beach Road, BIRMINGHAM

The property is situated in a convenient residential location close to the Stratford Road, having access to local amenities such as schools, shops, and restaurants. It offers excellent travel links to Solihull, Birmingham City Centre and the motorway. This is a well presented three bedroom property.





Total floor area 100.8 m² (1,085 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



Agent 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

Front Living Room

13' 11" into bay. x 10' 4" (4.24m into bay. x 3.15m)

Rear Living Room

11' 11" x 10' 4" (3.63m x 3.15m)

Kitchen

24' 6" x 6' 9" (7.47m x 2.06m)

Downstairs Bathroom

7' 3" x 6' 5" (2.21m x 1.96m)

Bedroom One

17' 4" x 11' 10" (5.28m x 3.61m)

Bedroom Two

14' x 6' 11" (4.27m x 2.11m)

Bedroom Three

11' 11" x 7' 11" (3.63m x 2.41m)

Rear Garden

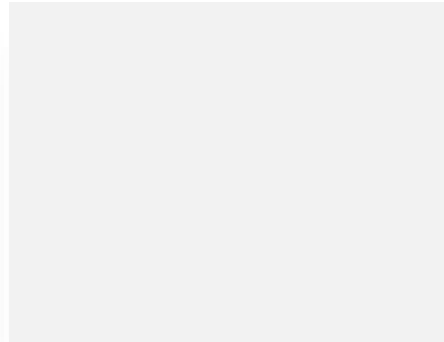
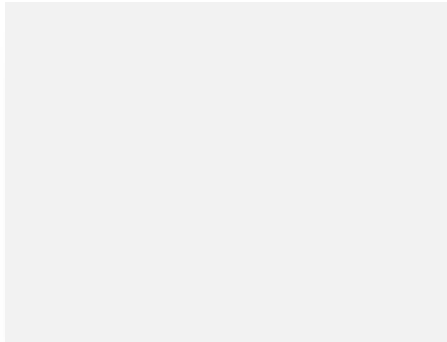
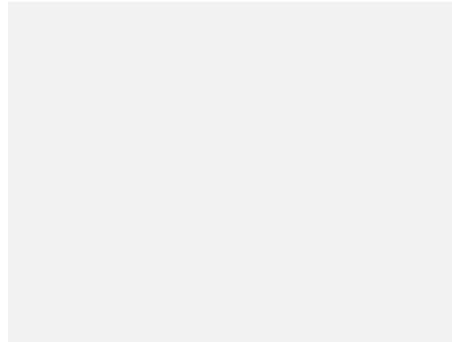
welcome to

Beach Road, BIRMINGHAM

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom
- Well Maintained Garden

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

offers over
£250,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/HBN112410



Property Ref:
HBN112410 - 0003

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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0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk