



Wyndham Road, Birmingham B16 9RJ

welcome to

Wyndham Road, Birmingham

*** TWO - BEDROOM TERRACED HOME *** DESIRABLE LOCATION *** CLOSE TO AMENITIES *** FITTED KITCHEN *** RECEPTION ROOM *** FAMILY BATHROOM *** PRIVATE REAR GARDEN *** GARAGE-EN-BLOC ***

Agent Note

The Council Tax Band is C.

Entrance Hall

Radiator, under-stair storage

Lounge

13' x 13' (3.96m x 3.96m)

Double glazed sliding door to rear, radiator

Kitchen

13' x 6' 1" (3.96m x 1.85m)

Wall and base units worktops over, single glazed window to front, stainless steel sink and drainer, plumbing for utilities, Valiant boiler

Landing

Hot water tank, loft access

Bedroom One

13' x 11' (3.96m x 3.35m)

Single glazed window to rear (cracked), radiator, fitted wardrobe

Bedroom Two

14' x 6' (4.27m x 1.83m)

Single glazed window to front, radiator

Bathroom

Single glazed window to front, electric shower over bath, WC, sink with hot and cold tap, tiled walls

Rear Garden

Enclosed and private, laid to lawn, patio and established shrubs

Garage

Garage en bloc, parking for one car





view this property online shipways.co.uk/Property/HBN111899



welcome to

Wyndham Road, Birmingham

- Two bedroom home.
- B16 Edgbaston.
- Close to amenities.
- Fitted kitchen.
- Reception room.

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£220,000



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.focalagent.com

view this property online shipways.co.uk/Property/HBN111899



Property Ref:
HBN111899 - 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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk