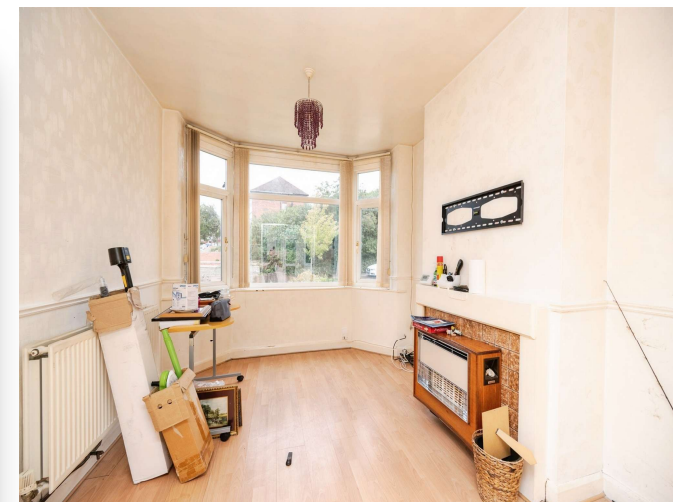




Stanford Avenue, Birmingham B42 1JT

welcome to

Stanford Avenue, Birmingham

THREE BEDROOM SEMI-DETACHED HOMEPERFECT FOR THOSE LOOKING TO PUT THEIR OWN STAMP***FANTASTIC LOCATION***TWO RECEPTION ROOMS***EXTENSIVE LAND TO THE SIDE***POTENTIAL FOR EXTENSION STPP***OFFERED WITH NO CHAIN***

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.

Agent Note

Council Tax Band is B.

Lounge

Double glazed bay window to front and gas central heating radiator.

Dining Room

Gas central heating radiator and door providing access to rear garden

Kitchen

Wall and base units, double glazed window and door to rear garden

Bedroom One

Double glazed window and gas central heating radiator.

Bedroom Two

Double glazed window and gas central heating radiator

Bedroom Three

Double glazed window and gas central heating radiator

Bathroom

Walk in shower unit, hand wash basin, wc, and double glazed frosted window

Rear Garden

mostly lawn





view this property online shipways.co.uk/Property/GRB112753



welcome to

Stanford Avenue, Birmingham

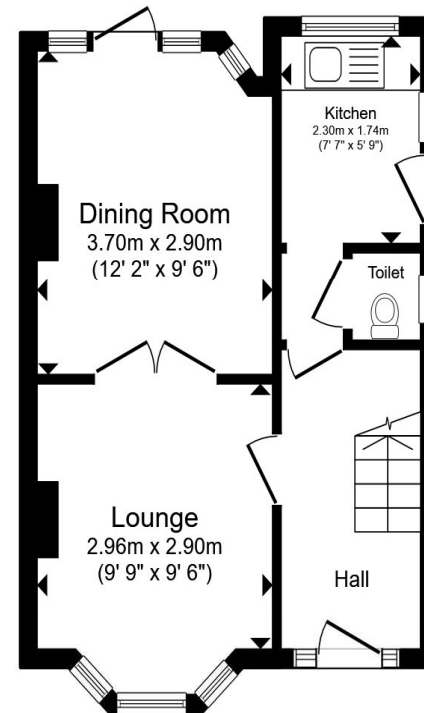
- Three Bedroom Semi-Detached Property
- Great for Families and Investors alike
- Sought-after Location of Perry Barr
- Extensive Land to the Side
- Potential for Improvement and Extension

Tenure: Freehold EPC Rating: D

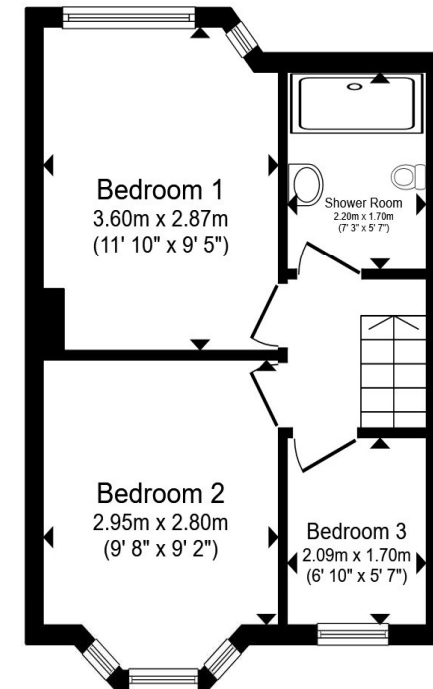
Council Tax Band: B

offers over

£300,000



Ground Floor



First Floor

Total floor area 62.4 m² (672 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



view this property online shipways.co.uk/Property/GRB112753



Property Ref:
GRB112753 - 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.



0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk