

For Sale

£230,000



Shenstone Road Edgbaston Birmingham B16 0PF

Connells are now in receipt of an offer for the sum of £215,000 for 139, Shenstone Road, Edgbaston, B16 0PF.

Anyone wishing to place an offer on the property should contact Connells, 122-123, Poplar Road, SMETHWICK, West Midlands, B66 4AP telephone number 01214203611 prior to of contracts.

Shenstone Road Edgbaston Birmingham B16 0PF

Ground Floor

Entrance Hall

Kitchen

9' 2" x 7' 9" (2.79m x 2.36m)

Fitted kitchen having a range of wall and base units, sink with drainer and mixer tap, integrated electric oven and four ring gas hob, double-glazed window to the front aspect, part tiled walls, wood laminate flooring, plumbing for washing machine, ceiling light point, central heating boiler, and radiator.

'All services and appliances have not and will not be tested'

Lounge

18' 4" x 12' 3" (5.59m x 3.73m)

Having double-glazed patio doors out to the rear garden, wood laminate flooring, ceiling light points, access to under stairs storage room, and radiator.

First Floor

Bedroom Two

12' 3" x 8' 5" (3.73m x 2.57m)

Having a double-glazed window to the front aspect, wood laminate flooring, ceiling light point, and radiator.

Bedroom Three

12' 3" x 7' 10" (3.73m x 2.39m)

Having a double-glazed window to the front aspect, wood laminate flooring, ceiling light point, and radiator.

Bathroom

Having, a bath, W.C, hand wash basin, part tiled, ceiling light point, and radiator.

Second Floor

Bedroom One

18' 7" x 12' 3" (5.66m x 3.73m)

Having a double-glazed window to the front aspect, wood laminate flooring, ceiling light point, and radiator.

En-Suite

Having a double-glazed window to the rear aspect, shower cubicle, hand wash basin, W.C, part tiled walls, and radiator.



Agent Notes

Please note that an AML fee of £80 inc VAT 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.



To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Property Ref: BEA311993 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: C

view this property online
connells.co.uk/Property/BEA311993



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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