



Milesbush Avenue, Birmingham B36 9UA

welcome to

Milesbush Avenue, Birmingham

****FOR BEDROOM EXTENDED DETACHED**LOUNGE**EXTENDED RE FITTED BREAKFAST KITCHEN**DOWNSTAIRS WC**GROUND FLOOR BEDROOM AND WET ROOM**STUDY**THREE FIRST FLOOR BEDROOMS**SHOWER ROOM**DRIVEWAY TO THE FRONT**FRONT AND REAR GARDENS****



Approach

Large block paved driveway and grassed area with mature shrubs.

Downstairs Cloakroom

Hand wash basin, double glazed obscured window to rear, low level w.c. and ceiling light point.

Reception Room

9' 8" x 8' 6" (2.95m x 2.59m)

Ceiling light point, radiator, opening to both kitchen and dining area.

Study

9' 6" x 7' 5" (2.90m x 2.26m)

Double-glazed obscured window to front, ceiling light point.

Lounge

16' 8" into bay x 9' 8" (5.08m into bay x 2.95m)

Double-glazed bay window to front, two ceiling light points and feature fireplace

Kitchen

Integrated oven and gas hob with extractor fan over, stone worksurfaces, Belfast sink, stainless steel mixer tap, wall drawer and base units, ceiling light point, opening to dining area.

Wet Room/Ensuite

Two skylights, spotlights, double glazed door to garden and laminate flooring, tiled walls, covered flooring, shower, low level w.c., ceiling light point, radiator, wash basin with mixer tap.

Reception Room 3/Bedroom

17' 14 x 7' 31 (5.18m 14 x 2.13m 31)

Ceiling light point, electric radiator, double-glazed French door to garden, double-glazed obscured windows to side and rear.

Landing

Door to bathroom, bedrooms one, two and three, door to airing cupboard housing water tank, loft access, ceiling light point and double-glazed obscured window to side.

Bedroom One

12' 47 x 9' 77 (3.66m 47 x 2.74m 77)

Radiator, ceiling light point, double-glazed window to front, double storage cupboard

Bedroom Two

9' 81 x 9' 79 (2.74m 81 x 2.74m 79)

Double-glazed window to rear, ceiling light point, radiator and storage cupboard.

Bedroom Three

7' 41 Min x 7' 04 (2.13m 41 Min x 2.13m 04)

Ceiling light point, radiator, double-glazed window to front and door to over stairs cupboard.

Bathroom

Ceiling light point, double-glazed obscured window to rear, shower cubicle with electric shower, low level w.c., pedestal hand wash basin with mixer tap and radiator.

Rear Garden

Decked area, enclosed to neighbouring boundaries, laid to lawn with mature shrubs and borders.



view this property online shipways.co.uk/Property/CAB112083



welcome to

Milesbush Avenue, Birmingham

- FOUR BEDROOM EXTENDED DETACHED PROPERTY
- GROUND FLOOR BEDROOM WITH SEPARATE WETROOM
- REFITTED EXTENDED DINING KITCHEN
- STUDY
- THREE BEDROOMS AND SHOWER ROOM TO THE FIRST FLOOR

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£400,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/CAB112083



Property Ref:
CAB112083 - 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.


shipways



0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk