



Eymore Close, Birmingham B29 4LB

welcome to

Eymore Close, Birmingham

***** SOUGHT AFTER BOURNVILLE VILLAGE TRUST LOCATION ***** FOUR-BEDROOM DETACHED PROPERTY ***** CLOSE TO LOCAL AMENITIES ***** TWO GENEROUS RECEPTION ROOMS ***** IMMACULATE EXTENDED KITCHEN ***** GENEROUS AND PEACEFUL REAR GARDEN ***** ROUNDABOUT DRIVEWAY ***** EV CHARGING POINT *****

Agent Note

This property is council tax band F.

Entrance Porch

Double glazed window to front & door.

Entrance Hall

Understairs cloakroom, central heating radiator.

Downstairs Shower Room & W/C

Double glazed window to rear, heated towel rail, low level flush w/c, wash hand basin with mixer tap, waterfall shower.

Lounge

20' 1" x 11' 1" (6.12m x 3.38m)

Double glazed windows to front & rear, central heating radiator, generous size.

Gaming Room

8' 1" x 8' (2.46m x 2.44m)

Tiled floors, Extended into garage - rest of garage for storage.

Second Living Room

11' 1" x 11' 1" (3.38m x 3.38m)

Double glazed window to front, central heating radiator, generous size.

Kitchen

23' x 21' (7.01m x 6.40m)

Double glazed sliding door & window to rear, french doors to garden, open plan kitchen/diner, L-Shaped room, range of wall & base units with quartz worktops & splashback, tiles to splash-prone areas, central heating radiator, plumbing for utilities, integrated oven & microwave, sink & drainer with multifunctional tap.

Landing

Vendor has advised planning for loft conversion, Double glazed window to front.

Bedroom 1

12' x 11' (3.66m x 3.35m)

Double glazed window to front, central heating radiator, built in wardrobes, generous size.

Bedroom 2

12' x 7' (3.66m x 2.13m)

Double glazed window to rear, central heating radiator.

Bedroom 3

11' 1" x 9' (3.38m x 2.74m)

Double glazed window to rear, central heating radiator, built in wardrobes.

Bedroom 4

11' 1" x 8' (3.38m x 2.44m)

Double glazed window to front, central heating radiator, built in wardrobes.

Bathroom

Double glazed frosted window to rear, heated towel rail, shower over bath, wash hand basin with mixer tap, low level flush w/c.

Front Garden

Electric garage door - garage extended into. EV charging point. Roundabout driveway with dropped kerb - small lawn,

Rear Garden

Peaceful generous rear garden, patio area, well maintained, electronically controlled awning.





view this property online shipways.co.uk/Property/HBN111254



welcome to

Eymore Close, Birmingham

- Bournville Village Trust.
- Four-bedroom detached.
- Close to amenities.
- Generous reception rooms.
- Immaculate kitchen.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£700,000



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/HBN111254



Property Ref:
HBN111254 - 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.



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk