

St. Margarets Avenue,Birmingham B8 2BS

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welcome to

St. Margarets Avenue, Birmingham

DRIVEWAYTHREE GOOD SIZED BEDROOMS*** FRONT AND REAR GARDENS*** GROUND FLOOR FAMILY BATHROOM*** POPULAR LOCATION*** MUST BE VIEWED***

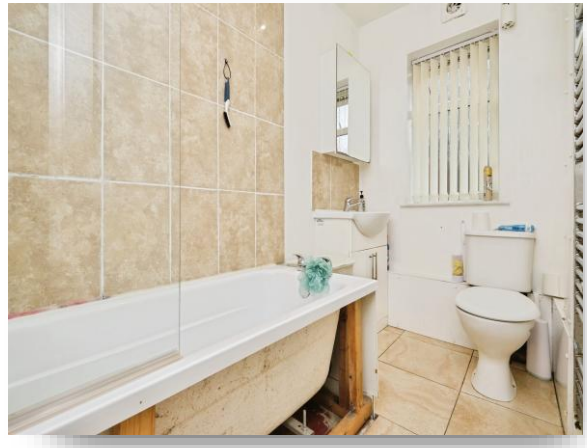












Approach
Dropped kerb to paved off road parking, laid to lawn, path to front door, there is a shared entry and pathway.

Entrance Hall
Stairs to First floor, door to Lounge

Lounge
Double glazed bay window to front, ceiling light point, radiator, door to understairs storage, door to kitchen

Kitchen
Double glazed window to rear, Wall, draw and base units, rolled top work surface, stainless steel sink and drainer with mixer tap, tiled splash back and walls, Ceiling light point, stainless steel vertical radiator, spaces for appliances, door to Bathroom and double glazed door leading to rear garden

Bathroom
Double glazed obscured window to rear, tiled floor and splash zones, stainless steel heated towel rail, panel bath with shower over, low level WC, ceiling light points, Vanity wash basin with mixer tap

Landing
Doors to bedroom one, two and three. loft access

Bedroom One
two double glazed windows to front, ceiling lightpoint and radiator

Bedroom Two
Double glazed window to rear, ceiling lightpoint and radiator

Bedroom Three
Double glazed window to rear, ceiling lightpoint, radiator, cupboard housing boiler

Rear Garden
Enclosed to neighbouring boundaries,Slabbed patio area, laid to lawn and inclusive of storage shed.

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.

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St. Margarets Avenue, Birmingham

- THREE GOOD SIZED BEDROOMS
- MID TERRACE PROPERTY
- DRIVEWAY
- FRONT AND REAR GARDENS
- PERFECT FAMILY HOME

Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers over

£215,000









Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/CAB112480

The Property Ombudsman

Property Ref:
CAB112480 - 0006

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.

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