



**Darley Avenue, Birmingham B34 6JN**



**welcome to**

**Darley Avenue, Birmingham**

**\*\*\* DO NOT MISS OUT \*\*\* FANTASTIC OPPORTUNITY \*\*\* CORNER PLOT \*\*\* THREE BEDROOMS \*\*\* LOUNGE DINER \*\*\* KITCHEN \*\*\* HUGE FRONTAGE \*\*\* REAR GARDEN \*\*\* FAMILY BATHROOM \*\*\* UTILITY ROOM \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* CALL SHIPWAYS TO VIEW \*\*\***



### **Approach**

Driveway, gate and path.

### **Entrance Porch**

Door to hall and ceiling light point.

### **Entrance Hall**

Ceiling light point, radiator, storage cupboard and double glazed window to front.

### **Lounge**

23' Max x 11' 11" ( 7.01m Max x 3.63m )

Double glazed window to rear, two ceiling light points, radiator and double glazed sliding doors to garden.

### **Kitchen**

14' x 8' ( 4.27m x 2.44m )

Double glazed window to front, steel sink and drainer, boiler on wall, space for appliances, radiator, ceiling light point, wall and base units roll top work surfaces and door to utility.

### **Utility Room**

20' x 8' ( 6.10m x 2.44m )

Double glazing to side and rear double glazed doors to front and rear.

### **Landing**

Double glazed window to front, storage cupboard, ceiling light point, radiator and loft access.

### **Bedroom One**

11' x 9' 1" ( 3.35m x 2.77m )

Double glazed window to front and side, ceiling light point and radiator.

### **Bedroom Two**

14' 1" Max x 9' ( 4.29m Max x 2.74m )

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

### **Bedroom Three**

11' Max x 8' Min ( 3.35m Max x 2.44m Min )

Ceiling light point, radiator and double glazing to

rear.

### **Bathroom**

Pedestal sink, low level w.c., shower over bath and double glazed window to rear.

### **Rear Garden**

Patio, mature shrubs and enclosed by fencing.



***view this property online*** [shipways.co.uk/Property/CAB112024](http://shipways.co.uk/Property/CAB112024)



welcome to

## Darley Avenue, Birmingham

- THREE BEDROOMS
- CORNER PLOT
- LOUNGE DINER
- KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [shipways.co.uk/Property/CAB112024](https://shipways.co.uk/Property/CAB112024)



Property Ref:  
CAB112024 - 0004

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](mailto:castlebromwich@shipways.co.uk)



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



**[shipways.co.uk](https://shipways.co.uk)**