



Stechford Road, Birmingham B34 6BH

welcome to

Stechford Road, Birmingham

****EXTENDED TRADITIONAL SEMI DETACHED**SOUGHT AFTER LOCATION**TWO RECEPTION ROOMS**EXTENDED FITTED KITCHEN**CONVERTED SIDE GARAGE**THREE BEDROOMS**UPSTAIRS BATHROOM**GOOD SIZE REAR GARDEN**NO CHAIN****



Entrance Porch

Double-glazed window to front and side, ceiling light point and tiled floor.

Entrance Hall

Ceiling light point, radiator, understairs storage and stairs to first floor.

Cloakroom

Ceiling light point, low level w.c. and wall sink.

Lounge

Double-glazed bay window to front, radiator, ceiling light point and feature fireplace.

Dining Room

Double-glazed sliding doors to rear, radiator, two ceiling light points, coving and double doors to kitchen.

Kitchen

Double-glazed window and double doors to rear, three ceiling light points, radiator, cupboard, drawers and base units, work surface, stainless steel sink and drainer, gas point, cooker hood, plumbing for washing machine and tiled floor.

Utility Room

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

Landing

Double-glazed window to side and ceiling light point.

Bedroom One

Double-glazed bay window to front, radiator, ceiling light point and coving.

Bedroom Two

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

Bedroom Three

Double-glazed window to front, radiator and ceiling light point

Bathroom

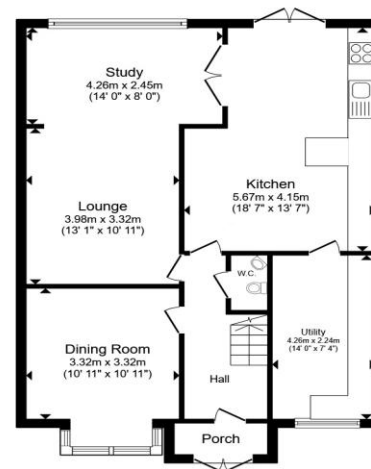
Double-glazed window to side, ceiling light point, loft access, radiator, panelled bath with shower over, low level w.c. and pedestal sink.

Garden

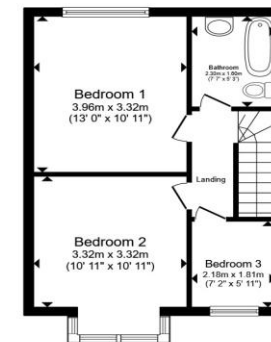
Paved patio, mainly lawned and enclosed by fencing.

Agents 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.



Ground Floor



First Floor

Total floor area 118.1 m² (1,271 sq.ft.) approx.
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.propertybox.io


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Stechford Road, Birmingham

- EXTENDED SEMI-DETACHED PROPERTY
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- THREE BEDROOMS
- CONVERTED GARAGE

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB112235 - 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.

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