



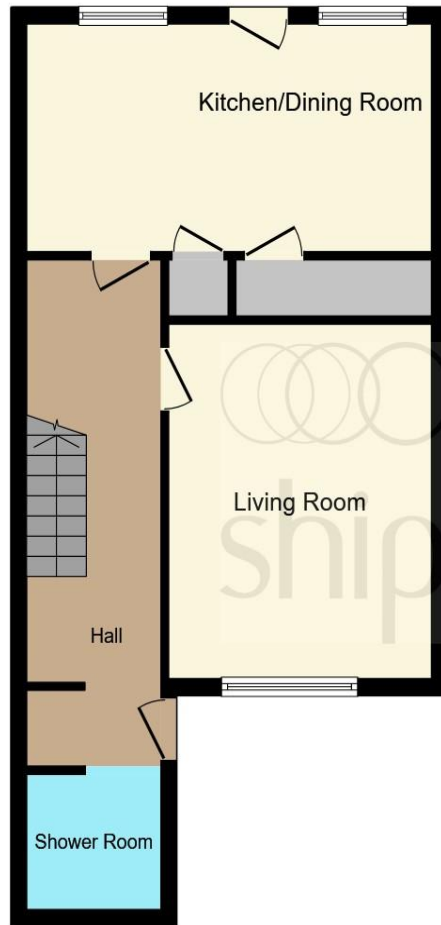
Wheldrake Avenue, Birmingham B34 6TX

welcome to

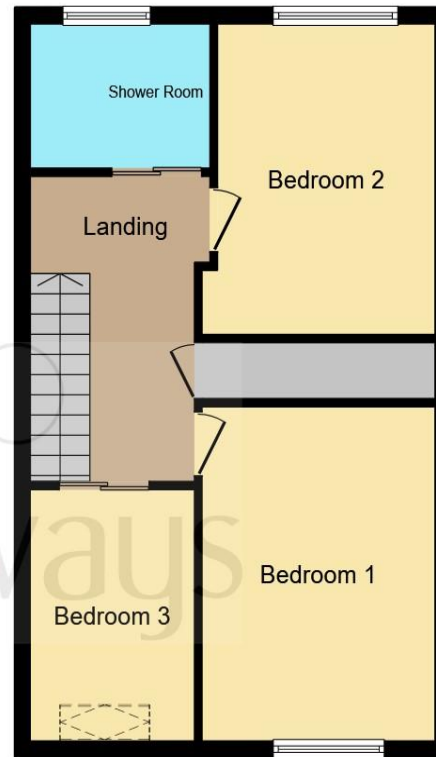
Wheldrake Avenue, Birmingham

*** DO NOT MISS OUT *** NO CHAIN *** SEMI DETACHED *** THREE BEDROOMS *** LARGE DRIVEWAY *** LARGE GARDEN *** KITCHEN DINER *** LOUNGE *** DOWNSTAIRS WC *** POPULAR RESIDENTIAL LOCATION *** EXCELLENT TRANSPORT LINKS AND AMENITIES CLOSE BY *** CALL SHIPWAYS TO VIEW ***





Ground Floor



First Floor

Driveway

Front Garden

Kitchen

8' Max 9.00 x 7' (2.44m Max 9.00 x 2.13m)
Double glazed door to garden, double glazed window to rear, two ceiling light points, wall and base units, built in oven and hob, one and half bowl steel sink and drainer, space for appliances, one radiator and two storage cupboards.

Lounge

14' x 11' (4.27m x 3.35m)
double glazed window to front, one radiator and

Landing

Loft access, ceiling light point and two storage cupboards

Bedroom 1

13' x 10' (3.96m x 3.05m)
Double glazed window to the front and ceiling light point.

Bedroom 2

12' x 10' (3.66m x 3.05m)
Double glazed window to the rear and ceiling light point.

Bedroom 3

13' max x 9' max (3.96m max x 2.74m max)
Double glazed skylight with restricted head height and ceiling light point.

Bathroom

Double glazed window to rear, pedestal sink, 1 radiator, low level w.c., walk in shower and ceiling light point.

Downstairs W.C.

Double glazed window to front, wall mounted sink, low level w.c., wall mounted sink and ceiling light point.

Outside Patio

Lawn, side access and brick-built storage shed

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

welcome to

Wheldrake Avenue, Birmingham

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- DOWNSTAIRS WC

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

offers over

£220,000



view this property online shipways.co.uk/Property/CAB111840



Property Ref:
CAB111840 - 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.

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.



0121 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk

Please note the marker reflects the
postcode not the actual property