



**Milner Way, Birmingham B13 0BB**

shipways

**welcome to**

## **Milner Way, Birmingham**

\*\*\*\*\* THREE-BED LINK DETACHED \*\*\*\*\* SOUGHT AFTER MOSELEY LOCATION \*\*\*\*\* BRIGHT AND AIRY OPEN PLAN KITCHEN/DINING \*\*\*\*\*  
DOWNSTAIRS W/C \*\*\*\*\* FAMILY BATHROOM \*\*\*\*\* GENEROUS REAR GARDEN \*\*\*\*\* CLOSE TO LOCAL AMENITIES \*\*\*\*\* EXCELLENT TRANSPORT  
LINKS \*\*\*\*\*

### **Agent Note**

This property is council tax band D.

### **Downstairs W/C**

Double glazed frosted window to rear, low level flush w/c, wash hand basin, plumbing for utilities,

### **Lounge**

14' 1" x 11' 1" ( 4.29m x 3.38m )

Double glazed window to front, central heating radiator.

### **Kitchen**

15' x 11' 1" ( 4.57m x 3.38m )

Open plan kitchen/diner - Double glazed window & double doors to rear, central heating radiator, sink, mini sink & drainer, range of wall & base units with drawers with worktops over, induction hob with extractor hood, integrated oven, integrated fridge freezer, under stairs storage cupboard.

### **Landing**

Double glazed window to side, boiler cupboard, loft access with ladder.

### **Bedroom 1**

15' x 8' ( 4.57m x 2.44m )

Double glazed window to front, central heating radiator.

### **Bedroom 2**

11' x 7' 1" ( 3.35m x 2.16m )

Double glazed window to rear, central heating radiator.

### **Bedroom 3**

7' x 6' ( 2.13m x 1.83m )

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

### **Bathroom**

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

### **Rear Garden**

Tiered - well maintained, steps up to shed & greenhouse, side access via gate, suntrap, evening sun.

### **Garage**

17' x 8' ( 5.18m x 2.44m )





***view this property online*** [shipways.co.uk/Property/HBN111796](http://shipways.co.uk/Property/HBN111796)



welcome to

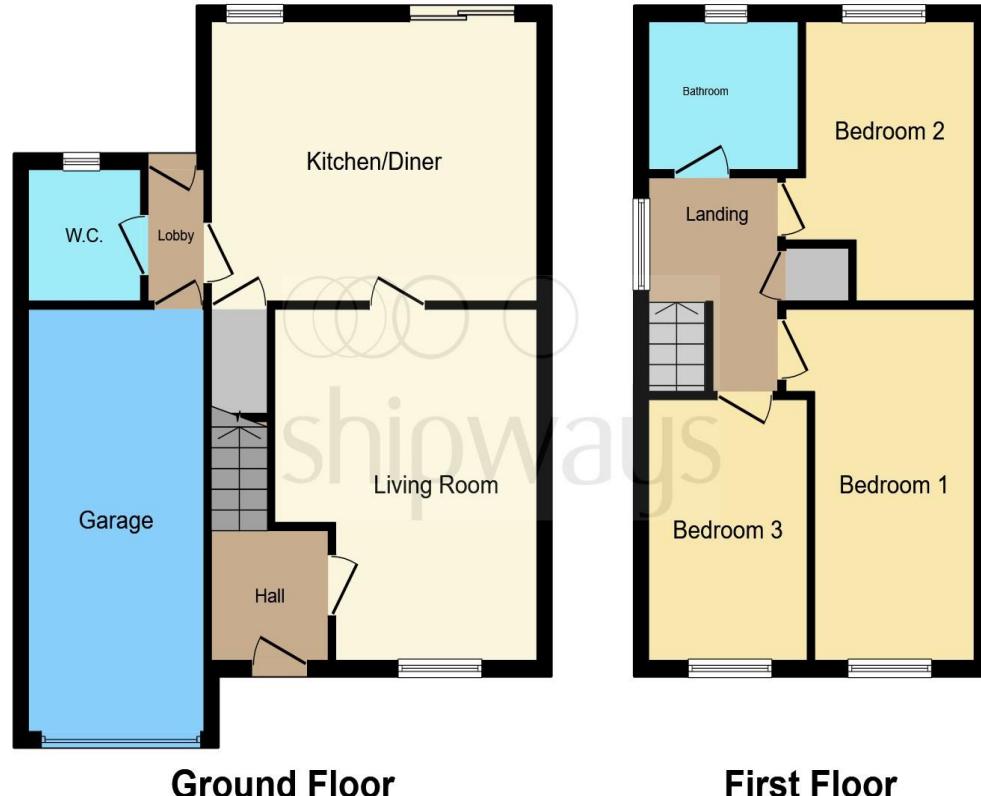
## Milner Way, Birmingham

- Three-bed link detached
- Sought after location
- Bright and airy open plan kitchen/dining room
- Downstairs W/C
- Family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: D

**£315,000**



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](http://www.focalagent.com)

**view this property online** [shipways.co.uk/Property/HBN111796](http://shipways.co.uk/Property/HBN111796)



Property Ref:  
HBN111796 - 0009

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



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



[shipways.co.uk](http://shipways.co.uk)