



St. Margarets Avenue, Birmingham B8 2BS

welcome to

St. Margarets Avenue, Birmingham

****EXTENDED MID TERRACE**POPULAR LOCATION**THREE BEDROOMS**LOUNGE**KITCHEN DINER**DOWNSTAIRS BATHROOM**FRONT AND REAR GARDENS**VIEWING RECOMMENDED****



Entrance Hall

Double glazing to front and side, radiator, stairs to first floor and door to hallway.

Lounge

13' 9" x 11' 8" max (4.19m x 3.56m max)

Double glazed windows to the front, radiator, ceiling light point, coving, laminate flooring, archway to kitchen and door to understairs.

Kitchen

15' 2" x 9' 4" (4.62m x 2.84m)

Double glazed window to rear, door to outer hallway, two ceiling light points, counter tops, sink and drainer, gas point, laminate floor, plumbing for washing machine and central heating combi boiler.

Bathroom (downstairs)

Double glazed window to side, heated towel rail, ceiling light point, extractor fan, panelled bath with shower over, w.c., with soft close seat, pedestal basin and tiled walls.

Landing

Loft access and ceiling light point.

Bedroom One

12' 11" x 10' 7" (3.94m x 3.23m)

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

Bedroom Two

12' 8" x 9' max (3.86m x 2.74m max)

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

Bedroom Three

9' 8" x 7' (2.95m x 2.13m)

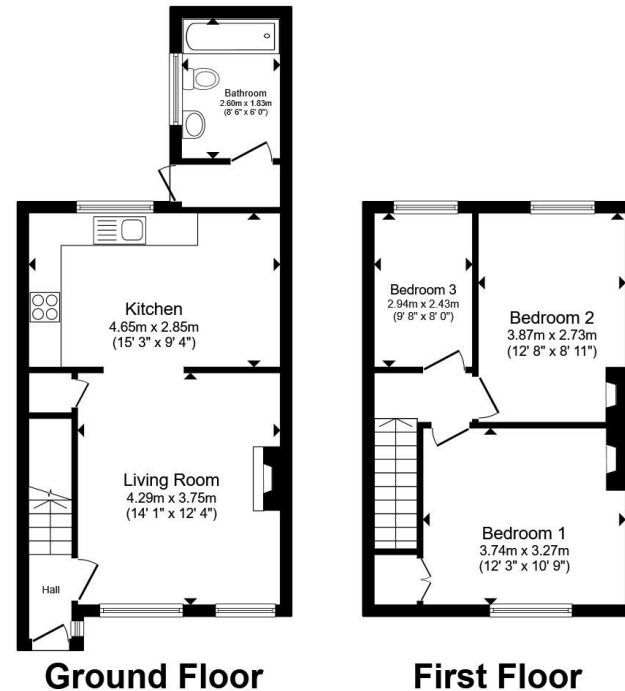
Double glazed window, radiator and ceiling light point.

Rear Garden

Paved patio, mainly lawn, enclosed by fencing, side gate for access.

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.



Total floor area 74.4 m² (801 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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St. Margarets Avenue, Birmingham

- EXTENDED MID TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE
- DINING KITCHEN
- DOWNSTAIRS BATHROOM

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

offers over

£220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB111960 - 0012

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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