



Whitburn Avenue, Perry Barr Birmingham B42 1QH

welcome to

Whitburn Avenue, Perry Barr Birmingham

CHAIN FREETHREE GOOD SIZE BEDROOMS*** BEAUTIFULLY PRESENTED THROUGHOUT*** RECENTLY REFURBISHED*** IDEAL FOR FIRST TIME BUYERS OR GROWING FAMILIES*** OFF ROAD PARKING WITH SECURITY POSTS*** CALL NOW***

Agent 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.

Agent Note

Council Tax Band is B.

Entrance Porch Lounge

Offering double glazed window to front and central heated radiators.

Kitchen

Offering double glazed window to rear and ample work and storage space.

Lean- To

Offering ample storage and utility space.

Bedroom One

Offering double glazed window to rear and central heated radiator.

Bedroom Two

Offering double glazed window to front and central heated radiator.

Bedroom Three

Offering double glazed window to front and central heated radiator.

Shower Room

Offering sink and wash basin, WC and fitted shower, with double glazed window to rear.





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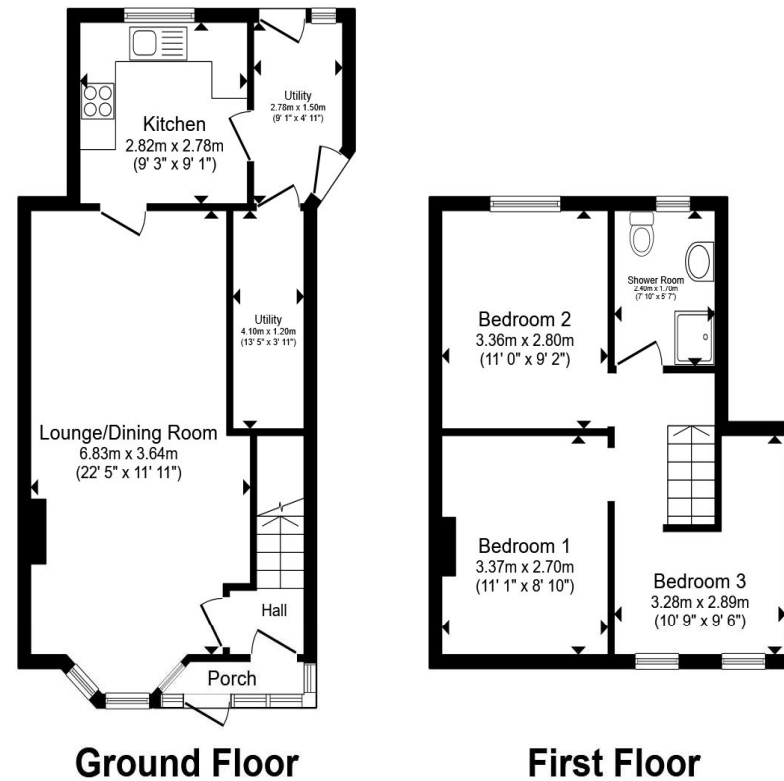
welcome to

Whitburn Avenue, Perry Barr Birmingham

- CHAIN FREE
- Driveway with Security Posts
- Low maintenance rear garden
- Cul-de-sac location
- Three good size bedrooms

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

offers over
£260,000



Total floor area 80.1 m² (862 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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Property Ref:
GRB112269 - 0007

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 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk