



Moorend Avenue, Chelmsley Wood Birmingham B37 5SD

welcome to

Moorend Avenue, Chelmsley Wood Birmingham

END OF TERRACE POPULAR RESIDENTIAL LOCATION***THREE BEDROOMS*** FRONT AND REAR GARDENS***IDEAL FIRST TIME PURCHASE***
NO ONWARD CHAIN***



Agent Note

This property is of a Non-standard construction.

Entrance Porch

Wall light point and door to hall.

Lounge

Three ceiling light points, three wall light points, double-glazed bow window to front, double-glazed sliding door to lean too.

Kitchen

Wall, base and draw units, stainless steel sink and drainer, plumbing for washing machine, two ceiling light points, radiator, double-glazed bow window to front and double-glazed window to rear.

Landing

Loft access, ceiling light point, storage cupboard housing central heating boiler, doors to bathroom, w.c., and bedrooms one, two and three.

Bedroom One

Ceiling light point, radiator, double-glazed window to front and door to storage cupboard.

Bedroom Two

Ceiling light point, radiator and double-glazed window to front

Bedroom Three

Ceiling light point, radiator, double-glazed window to rear.

Bathroom/Wet Room

Obscured double-glazed window to rear, tiled wall and wet room, wash basin and ceiling light point.

W.C.

Obscured double-glazed window, ceiling light point and low level w.c.

Rear Garden

Slabbed, brick built storage, rear and side 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. We believe this property to be of a NON STANDARD CONSTRUCTION - we advise all potential purchase to complete their own research to the suitability of the property.



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Moorend Avenue, Chelmsley Wood Birmingham

- END OF TERRACE HOUSE
- THREE BEDROOMS
- POPULAR LOCATION
- FRONT AND REAR GARDENS
- IDEAL FIRST TIME PURCHASE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB112233 - 0005

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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