



The Timber Way, Birmingham B34 7AS

welcome to

The Timber Way, Birmingham

*** MODERN STYLE END-TERRACE PROPERTY ** THREE BEDROOMS ** FITTED KITCHEN ** LOUNGE ** BATHROOM ** OFF-ROAD PARKING FOR TWO CARS ** DOWNSTAIRS WC ** REAR GARDEN ***



Agent Note

Council Tax Band B

EPC Rating C

Length of Lease: 150 years from 2013

Ground Rent: £150 per annum. Planned to increase - we are advised it will not increase for a minimum of 70 years but we are waiting confirmation of this.

Annual Service Charge £0. Date of next review - n/a

Approach

Block paved driveway and paved path to front entrance door.

Entrance Hall

Doors to downstairs w.c, kitchen, lounge and stairs to ceiling light point.

Downstairs W C

Obscure double-glazed window to front, low level w.c, pedestal hand wash basin, tiled floor, ceiling light point and radiator.

Kitchen

Double-glazed window to front with a cover that can be removed, wall, base and drawer units, roll top work surface, gas hob and oven, tiled splash-back and floor, ceiling light point and radiator.

Lounge/Diner

Double glazed window and French doors to rear, ceiling light point.

Landing

Ceiling light point and access to loft.

Bedroom One

Double glazed window to front, wardrobe/storage cupboard, wall mounted air conditioning unit, ceiling light point and radiator.

Bedroom Two

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

Bedroom Three

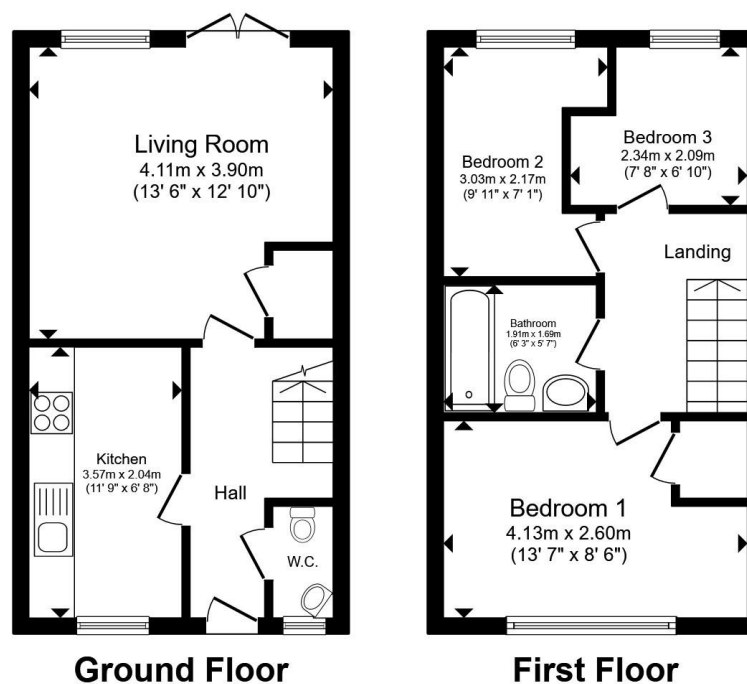
Double glazed window to front, ceiling light point and radiator.

Bathroom

Bath with shower over, pedestal hand wash basin, low level w.c, walls partly tiled, tiled floor, ceiling light point and extractor fan.

Rear Garden

Decked patio and laid to lawn with borders and fencing to neighbouring boundaries and gated access to side alley.



Total floor area 60.4 m² (650 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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The Timber Way, Birmingham

- MODERN STYLE END TERRACE
- FITTED KITCHEN
- LOUNGE
- DOWNSTAIRS WC
- THREE BEDROOM

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 150.00

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 150 years from 20 Jun 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CAB111844 - 0004

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0121 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk