



St. Margarets Avenue, Birmingham B8 2BS

welcome to

St. Margarets Avenue, Birmingham

DRIVEWAYTHREE GOOD SIZED BEDROOMS*** FRONT AND REAR GARDENS*** GROUND FLOOR FAMILY BATHROOM*** POPULAR LOCATION*** MUST BE VIEWED***



Approach

Dropped kerb to paved off road parking, laid to lawn, path to front door, there is a shared entry and pathway.

Entrance Hall

Stairs to First floor, door to Lounge

Lounge

Double glazed bay window to front, ceiling light point, radiator, door to understairs storage, door to kitchen

Kitchen

Double glazed window to rear, Wall, draw and base units, rolled top work surface, stainless steel sink and drainer with mixer tap, tiled splash back and walls, Ceiling light point, stainless steel vertical radiator, spaces for appliances, door to Bathroom and double-glazed door leading to rear garden

Bathroom

Double glazed obscured window to rear, tiled floor and splash zones, stainless steel heated towel rail, panel bath with shower over, low level WC, ceiling light points, Vanity wash basin with mixer tap

Landing

Doors to bedroom one, two and three. loft access

Bedroom One

two double glazed windows to front, ceiling light point and radiator

Bedroom Two

Double glazed window to rear, ceiling light point and radiator

Bedroom Three

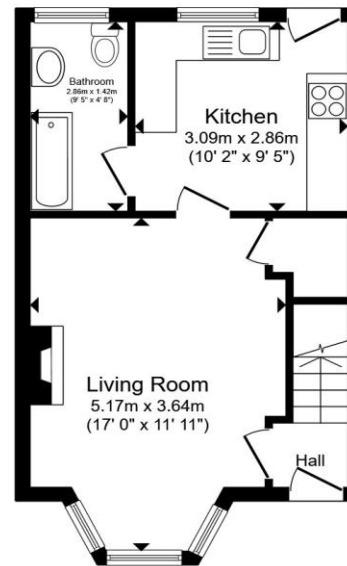
Double glazed window to rear, ceiling light point, radiator, cupboard housing boiler

Rear Garden

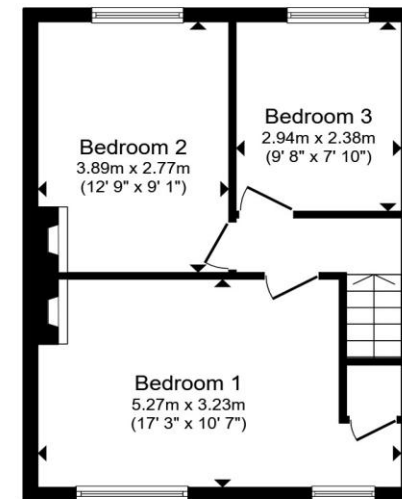
Enclosed to neighbouring boundaries, slabbed patio area, laid to lawn and inclusive of storage shed.

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.



Ground Floor



First Floor

Total floor area 73.0 m² (786 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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welcome to

St. Margarets Avenue, Birmingham

- THREE GOOD SIZED BEDROOMS
- MID TERRACE PROPERTY
- DRIVEWAY
- FRONT AND REAR GARDENS
- PERFECT FAMILY HOME

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

offers over

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB112480 - 0003

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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0121 747 4722



castlebromwich@shipways.co.uk



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



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