



**The Timber Way, Birmingham B34 7AS**

**welcome to**

**The Timber Way, Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* NO CHAIN \*\*\* THREE BEDROOMS \*\*\* SEMI DETACHED \*\*\* KITCHEN DINER \*\*\* LOUNGE \*\*\* DOWNSTAIRS WC \*\*\* MASTER BEDROOM WITH EN SUITE \*\*\* DRIVEWAY WITH TWO PARKING SPACES AND GARDEN \*\*\* FREEHOLD UPON COMPLETION \*\*\* CALL SHIPWAYS TO VIEW \*\*\*



### **Driveway**

Block paved driveway with parking for two vehicles.

### **Entrance Hall**

Ceiling light point and radiator.

### **Cloakroom/W.C.**

Low level W.C., ceiling light point, radiator, double glazing to front, pedestal sink

### **Lounge**

17' Max x 15' ( 5.18m Max x 4.57m )

Ceiling light point, double glazed window to front, radiator and stairs to first floor.

### **Kitchen**

15' Max x 9' ( 4.57m Max x 2.74m )

Wall and base units, radiator, ceiling light point, space for appliances, built in oven and hob, extra storage cupboard (under stairs), steel sink and drainer double glazed window to rear and double glazed french door to garden.

### **Landing**

Ceiling light point, loft access and storage cupboard.

### **Bedroom One**

13' 1" Max x 8' ( 3.99m Max x 2.44m )

Double glazing to front, split system air conditioning unit (which can provide heat also, spreading to the whole upstairs and downstairs), radiator and ceiling light point.

### **Bedroom Two**

10' x 8' ( 3.05m x 2.44m )

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

### **Bedroom Three**

8' x 6' ( 2.44m x 1.83m )

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

### **Bathroom**

Double glazed window to rear, pedestal sink, low

level w.c., shower over bath, ceiling light point, radiator and extractor fan,

### **Rear Garden**

Patio, astroturf lawn, side access and two sheds.



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## The Timber Way, Birmingham

- SEMI DETACHED
- THREE BEDROOMS
- MASTER BEDROOM WITH EN SUITE
- KITCHEN DINER
- LOUNGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 150.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAB111734 - 0007

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**0121 747 4722**



[castlebromwich@shipways.co.uk](mailto:castlebromwich@shipways.co.uk)



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



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