



Belchers Lane, Bordesley Green Birmingham B9 5RT

welcome to

Belchers Lane, Bordesley Green Birmingham

****EXTENDED MID TERRACE PROPERTY**TWO RECEPTION ROOMS**KITCHEN**THREE BEDROOMS**UPSTAIRS BATHROOM**LARGE DRIVEWAY TO THE FRONT**REAR GARDEN**POPULAR LOCATION**NO CHAIN****

Entrance Hall

Radiator, ceiling light point stairs to first floor, doors to reception rooms 1 and 2 and laminate flooring.

Reception Room One

Double-glazed bay window to front, radiator, ceiling light point, coving and laminate flooring.

Reception Room Two

Double-glazed window to rear, door to kitchen, radiator, ceiling light point and laminate flooring.

Kitchen

Double-glazed window to rear, door to garden, spotlights, cupboards, doors and base units, stainless steel sink and drainer, hob, oven, cooker hood, plumbing for washing machine, space for dryer and door to w.c.

Downstairs Cloakroom

Ceiling light point, radiator, low level w.c. and wall mounted sink.

Landing

Ceiling light point and loft access.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

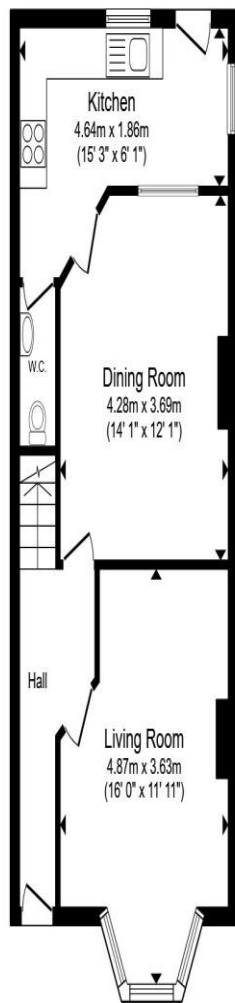
Double-glazed window to rear, radiator, ceiling light point, panelled bath with shower attachment, low level w.c. pedestal basin and wall mounted central heating boiler.

Garden

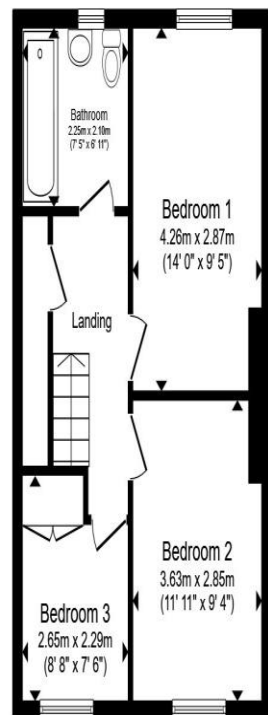
Paved patio with path to rear, lawned area enclosed by fencing.

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.



Ground Floor



First Floor

Total floor area 91.2 m² (982 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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Belchers Lane,
Bordesley Green Birmingham

- POPULAR LOCATION
- NO CHAIN
- THREE BEDROOM MID TERRACE PROPERTY
- TWO RECEPTION ROOMS
- LARGE DRIVEWAY

Tenure: Freehold EPC Rating: C
Council Tax Band: A

offers over
£260,000



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Property Ref:
CAB112446 - 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.

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