



Elmbridge Road,Kingstanding Birmingham B44 8AP

welcome to

Elmbridge Road, Kingstanding Birmingham

A spacious three bedroom semi detached property situated on a corner plot offered with no onward chain.

Agency Note

Council Tax Band is C

towel rail and double glazed window to side.

Porch

Double glazed windows and double glazed door to driveway.

Entrance Hall

Single glazed stained glass window to front, understairs storage cupboard and radiator.

Lounge

Double glazed bay window to front and radiator.

Kitchen/ Diner

Wall and base units with integrated hob and oven, double glazed window to rear, double glazed door to rear garden, radiator and door to side utility are and garage.

Utility Area

Single glazed window to side, single glazed door to garden and access to garage.

Landing

Loft access.

Bedroom One

Double glazed bay window to front and radiator.

Bedroom Two

Fitted wardrobes, double glazed bay window to rear and radiator.

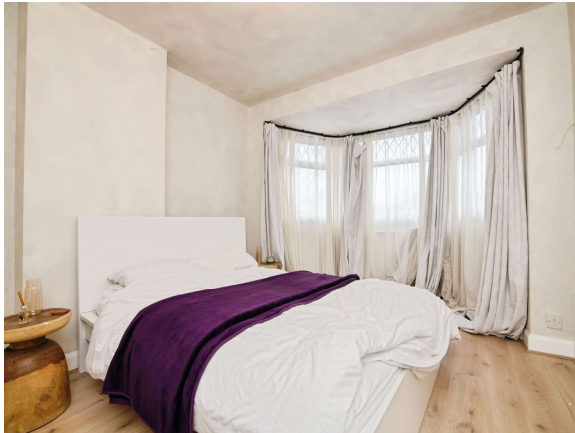
Bedroom Three

Double glazed window to rear and radiator.

Bathroom

Bath with shower over, pedestal sink, w.c, heated





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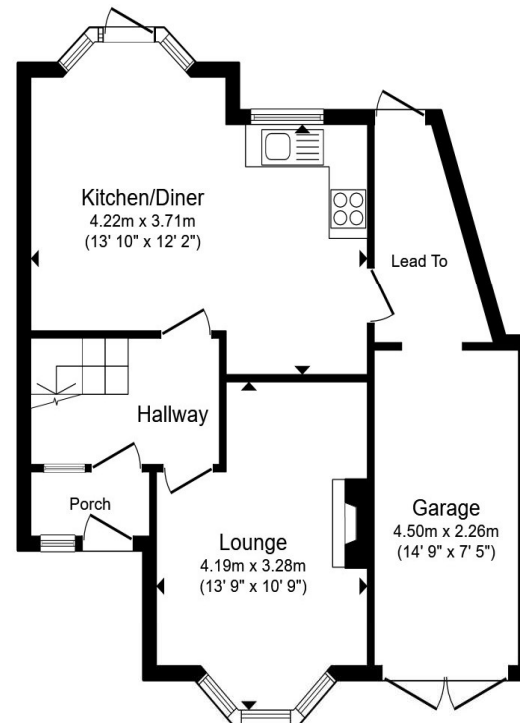
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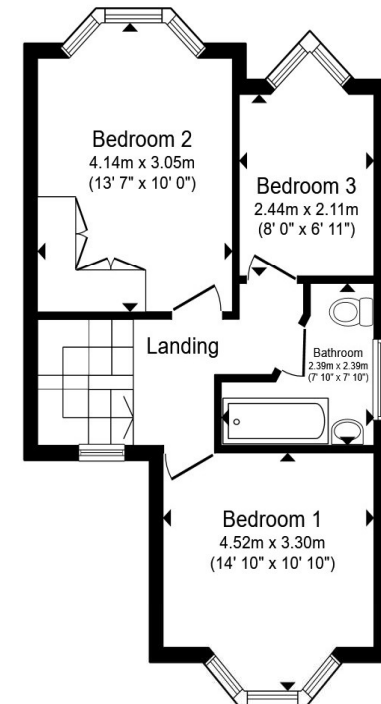
- NO UPWARD CHAIN
- CORNER PLOT
- GARAGE
- UTILITY AREA
- KITCHEN DINER

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

£270,000



Ground Floor



First Floor

Total floor area 95.6 m² (1,029 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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Property Ref:
GRB112368 - 0002

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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