Woodbourne Road,SMETHWICK B67 5NB

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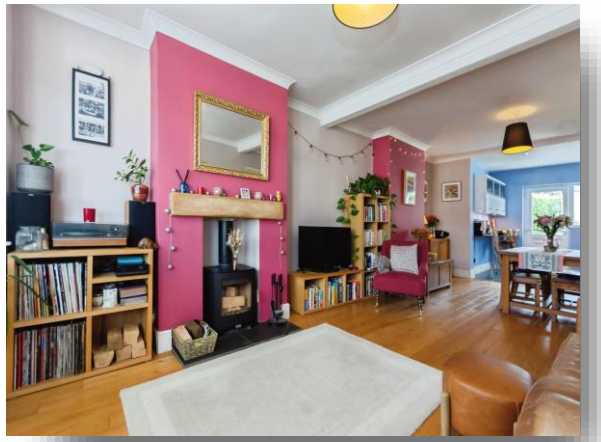
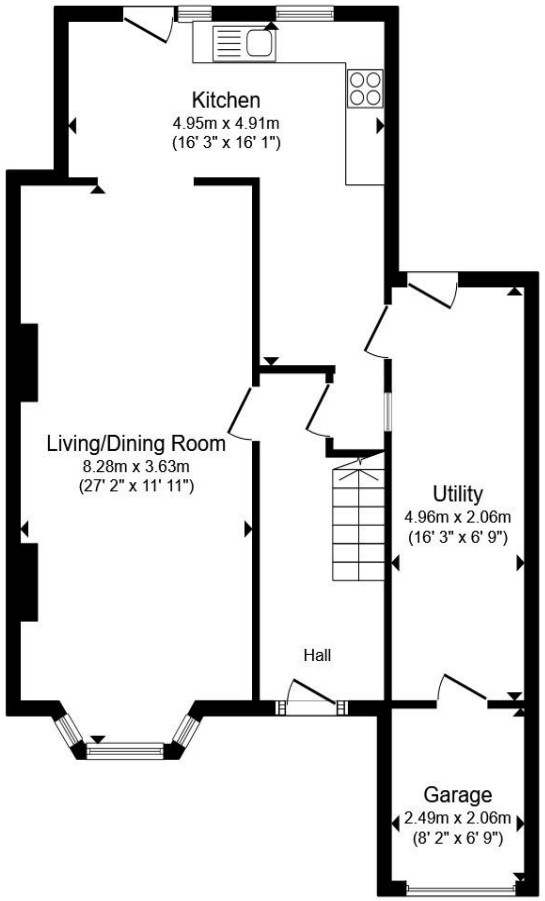
welcome to

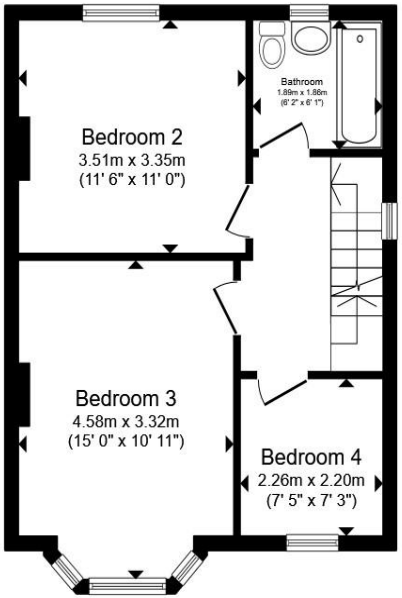
Woodbourne Road, SMETHWICK

Shipways will be arranging all viewings by appointment only, please call to avoid missing out on this stunning family home situated in a highly sought after residential location situated on Woodbourne Road

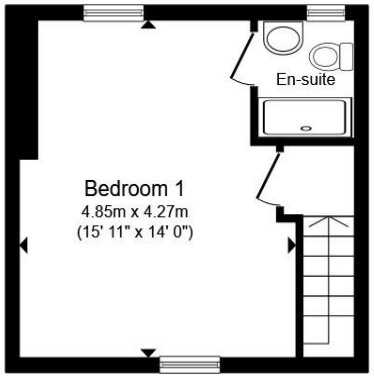




Ground Floor



First Floor



Second Floor

Total floor area 140.2 m² (1,509 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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Entrance Hallway

Through Lounge

Kitchen

First Floor Landing

Utility Room

Bedroom One

Bedroom Two

Bedroom Three

Family Bathroom

Bedroom Four

Ensuite

Rear Garden

Location

Garage

welcome to

Woodbourne Road, SMETHWICK

- EXTENDED FOUR BED SEMI DETACHED
- LOFT CONVERSION WITH ENSUITE
- SPACIOUS LOUNGE AND DINING ROOM
- SEPARATE UTILITY AND GARAGE
- WELL PRESENTED THROUGHOUT

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

offers in the region of

£475,000

Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/HBN112623

The Property Ombudsman

Property Ref:
HBN112623 - 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 427 3264

harborne@shipways.co.uk

172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP

shipways.co.uk

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