



Ipstones Avenue, Birmingham

burchell
edwards

Ipstones Avenue, Birmingham, B33 9DZ

for sale offers in excess of
£260,000



Property Description

This THREE bedroom property with further potential (SSTP) is situated in the popular residential location of STECHFORD. The property is located close to local shops and amenities. Good road links and the nearby Stechford Railway Station provide easy access to Birmingham City Centre. The accommodation itself comprises of three bedrooms, one reception room, a kitchen/dining room and a conservatory. Please call now to book a viewing on 0121 742 1725.

Entrance Porch

Wood effect flooring and storage cupboard.

Entrance Hallway

Wood effect flooring and central heating radiator.

Guest W.C

W.C and wash hand basin,

Lounge

Wood effect flooring and central heating radiator.

Kitchen

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, space and plumbing for washing machine and tumble dryer. wood effect flooring and central heating radiator.

Store Room

Power and lighting.

Conservatory

Double glazed windows to rear and side elevations.

Conservatory

Double glazed windows to rear and side elevations. French doors to rear elevation.

Landing

Carpet and loft access via hatch.

Bedroom One

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to front elevation, bath with shower over, spotlights, extractor, heated towel rail, spotlights, W.C wash hand basin and fully tiled walls.

Front Garden

Block paved driveway providing off road parking for multiple vehicles, outside tap and access to garage.

Rear Garden

Patio area, laid to lawn, access to the rear.

Garage

Up and over door, power and lighting.









Total floor area 117.3 m² (1,263 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



To view this property please contact Burchell Edwards on

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211558



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL211558 - 0007