



Round Moor Walk, Castle Vale
Birmingham, B35 7HP

£225,000

Castle Vale

£225,000



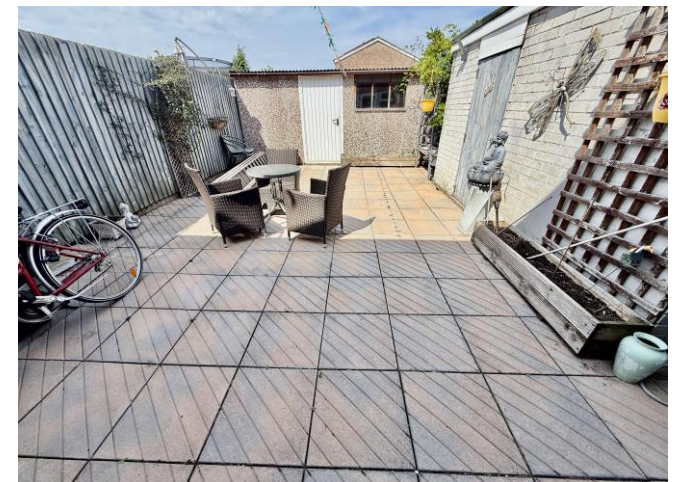
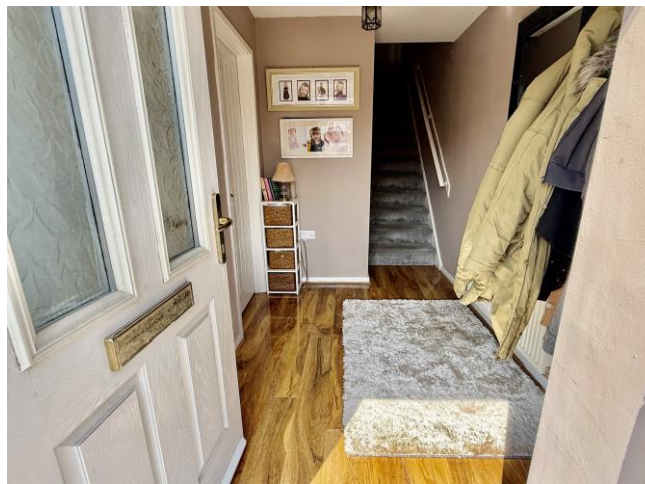
This beautifully presented conveniently located three bed terraced property occupies a sought after situation set within close proximity of many local amenities including shops, schools and transport links.

Set behind an attractive fore-garden the building is accessed via a most welcoming hall with storage cupboard, stairs to first floor and access through to a fabulous open plan lounge dining kitchen with contemporary decor and stylish fitted units with integrated appliances.

To the first floor the three well proportioned bedrooms are complimented by an excellent shower room.

Outside to the rear is a low maintenance garden having access to the double garage with electric doors.

An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

THIS BEAUTIFULLY PRESENTED MUCH IMPROVED
MID TERRACE PROPERTY
WITH REAR DOUBLE GARAGE
BRIEFLY COMPRISES;

Hall

Open Lounge Dining Room
7.73m (25'4") x 2.15m (7'1")

Kitchen
3.86m (12'8") x 2.85m (9'4")

Shower Room

Landing

Bedroom 2 3.28m (10'9") x 3.23m (10'7")
plus 0.11m (0'4") x 0.11m (0'4")

Bedroom 1 4.50m (14'9") x 2.92m (9'7")
plus 0.11m (0'4") x 0.11m (0'4")

Bedroom 3 3.15m (10'4") max x 2.13m (7')
plus 0.11m (0'4") x 0.11m (0'4")

Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 11th August 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

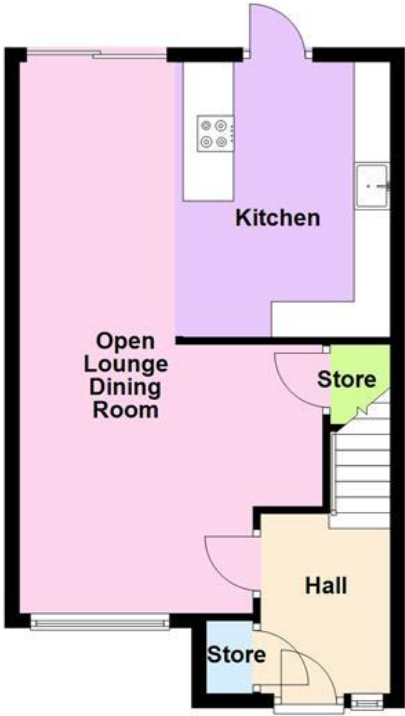
Services connected: Gas, electric, water and drainage
Council tax band:
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

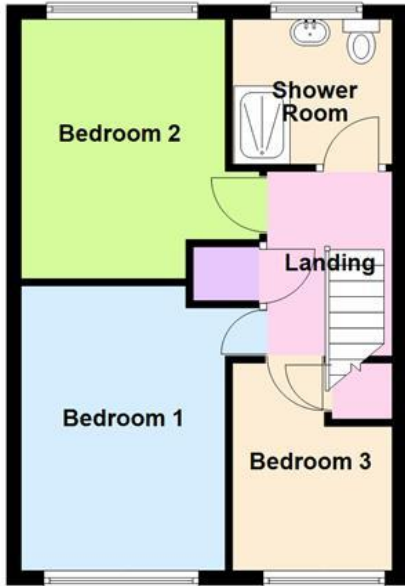
Ground Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



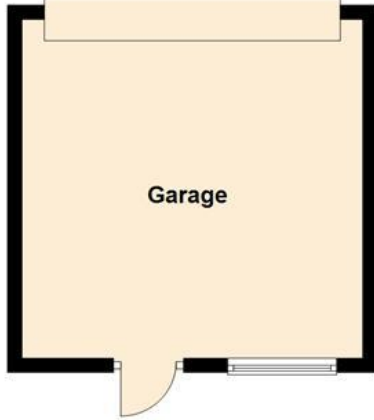
First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Garage

Approx. 22.3 sq. metres (239.6 sq. feet)



Total area: approx. 104.5 sq. metres (1124.4 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

