



Stechford Lane, Birmingham B8 2AW

welcome to

Stechford Lane, Birmingham

****EXTENDED THREE BEDROOM TRADITIONAL DETACHED PROPERTY**TWO RECEPTION ROOMS**THIRD RECEPTION/ BEDROOM FOUR**EXTENDED KITCHEN** FAMILY BATHROOM AND DOWNSTAIRS SHOWER ROOM**DRIVEWAY TO THE FRONT**LANDSCAPED REAR GARDEN****



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.

Entrance Porch

Double-glazed window to front and side, wall light panel.

Entrance Hall

Radiator, ceiling light point, stairs to first floor and door to under stairs cupboard.

Lounge

Double-glazed bay to front, radiator, ceiling light point and feature fireplace.

Reception Room Two

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

Reception Room Three

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

Kitchen

Double-glazed window to rear, door to shower room, radiator, two ceiling light points, cupboards, drawers and base units, roll top work surface, stainless steel sink and drainer, hob, oven. Plumbing for washing machine and tiled floor.

Shower Room

Ceiling light point, double-glazed window to rear, shower cubicle, low level w.c., pedestal sink and door to garden.

Landing

Double-glazed window to side, ceiling light point and loft access.

Bedroom One

Double-glazed bay window to front, radiator, ceiling light point, fitted mirrored wardrobes.

Bedroom Two

Double-glazed window to rear, radiator, ceiling light point and fitted wardrobes.

Bedroom Three

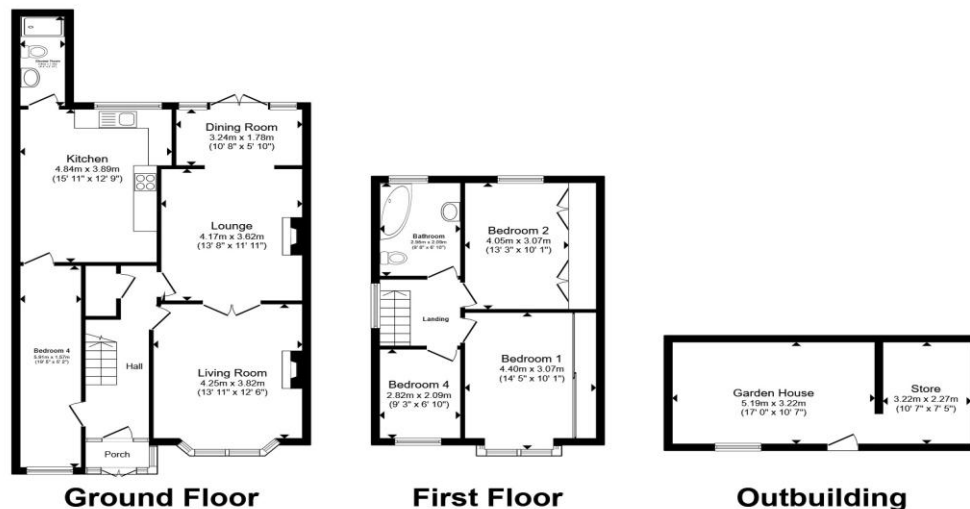
Double-glazed window to front, radiator and ceiling light point.

Bathroom

Double-glazed window to rear and side, radiator, ceiling light point, corner bath with shower over, low level w.c., pedestal basin, laminate floor and tiled walls.

Rear Garden

Mainly paved, borders with mature shrubs and trees, and large brick built shed.



Total floor area 150.9 m² (1,624 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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welcome to

Stechford Lane, Birmingham

- EXTENDED TRADITIONAL DETACHED PROPERTY
- LOUNGE AND EXTENDED SECOND RECEPTION ROOM
- CONVERTED SIDE GARAGE
- EXTENDED KITCHEN
- DOWNSTAIRS SHOWER ROOM AND FAMILY BATHROOM

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers over

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB112556 - 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 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk