



Illey Road, BIRMINGHAM B23 6EP

Not for marketing purposes INTERNAL USE ONLY

welcome to

Ilsley Road, BIRMINGHAM

*** DO NOT MISS OUT *** THREE BEDROOMS *** TWO RECEPTION ROOMS *** TWO BATHROOMS *** DRIVEWAY *** LONG GARDEN *** PERFECT FIRST TIME BUY *** EXCELLENT TRANSPORT LINKS *** POPULAR RESIDENTIAL LOCATION *** FREEHOLD *** CALL SHIPWAYS TO VIEW ***



Approach

Path to front door and driveway.

Lounge

12' + bay x 12' (3.66m + bay x 3.66m)

Double glazed windows to front, one radiator and ceiling light point.

Dining Room

12' x 12' (3.66m x 3.66m)

Double glazed door to garden, ceiling light point and one radiator.

Kitchen

12' x 7' (3.66m x 2.13m)

Wall and base units, built in cooker/hob/extractor, sink and drainer, space for appliances double glazed window to side and double-glazed door to garden.

Downstairs Bathroom

Walk in shower, low flush w.c, pedestal sink, spotlights and double-glazed window to side.

Landing

Double glazed window to side and one radiator.

Bedroom One

12' x 11' + bay (3.66m x 3.35m + bay)

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

Bedroom Two

12' x 9' (3.66m x 2.74m)

Double glazed window to rear, ceiling light point and one radiator.

Bedroom Three

11' 1" x 7' (3.38m x 2.13m)

Double glazed window to rear, one radiator and ceiling light point.

Family Bathroom

Shower over bath, pedestal sink, low flush w.c., towel rail radiator, double glazed window to side and ceiling light point.

Rear Garden

Decking with pergola, mainly lawn, patio area, outdoor storage and rear access.



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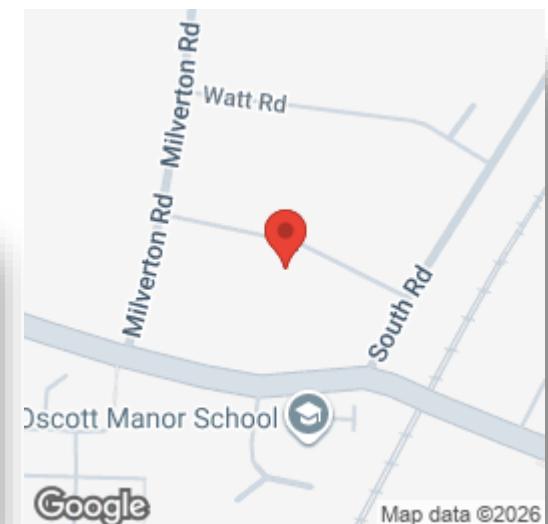
- MID TERRACE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£210,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAB111770 - 0008

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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