



Barnes Hill, Birmingham B29 5TY

welcome to

Barnes Hill, Birmingham

*** WELL PRESENTED SEMI-DETACHED PROPERTY *** POPULAR RESIDENTIAL AREA OF WEOLEY CASTLE *** THREE GOOD SIZED BEDROOMS *** DOWNSTAIRS SHOWER ROOM AND EN-SUITE FACILITIES *** GENEROUS LIVING SPACE *** FRONT & REAR GARDENS *** NO CHAIN ***

Agent Note

This property is council tax band A.

Entrance Porch

Double glazed door & windows to front & side.

Entrance Hall

Central heating radiator, stairs to first floor.

Downstairs Wet Room

Double glazed frosted window to side, wet shower room, low level flush w/c, wash hand basin with hot & cold taps, heated towel rail.

Lounge

21' into bay. x 13' max. (6.40m into bay. x 3.96m max.)
Double glazed bay window to front, central heating radiators, feature fireplace, storage cupboard built in, open plan with lounge.

Kitchen

15' 1" x 8' 1" (4.60m x 2.46m)
Range of wall & base units with worktops over, double sink & drainer with mixer tap, central heating radiator, gas hob, oven integrated, plumbing for utilities.

Landing

Double glazed frosted window to side.

Bedroom 1

10' Plus recess. x 10' max. (3.05m Plus recess. x 3.05m max.)
Double glazed window to front, central heating radiator, good size.

En-Suite

Electric shower, low level flush w/c, wash hand basin with hot & cold taps, well-maintained, integrated

boiler cupboard, tiling to splash-prone areas.

Bedroom 2

10' x 9' (3.05m x 2.74m)
Double glazed window to rear, central heating radiator.

Bedroom 3

7' 1" x 7' (2.16m x 2.13m)
Double glazed window to rear, central heating radiator.

Front Garden

Small paved area to front.

Rear Garden

Good sized garden to rear, patio & lawn, quiet.





check out more properties at shipways.co.uk



welcome to

Barnes Hill, Birmingham

- Semi detached
- Three good-sized bedrooms
- En-suite
- Downstairs shower facilities
- Generous living area

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

offers in the region of
£230,000



Ground Floor



First Floor

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.focalagent.com

check out more properties at shipways.co.uk



Property Ref:
HBN111719 - 0007

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 427 3264



harborne@shipways.co.uk



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



shipways.co.uk