



Ludworth Avenue, Marston Green Birmingham B37 7FS

welcome to

Ludworth Avenue, Marston Green Birmingham

DETACHEDTHREE BEDROOMS***BEAUTIFULLY PRESENTED***GATED DRIVEWAY***MASTER BEDROOM WITH EN SUITE***POPULAR
RESIDENTIAL LOCATION*** MUST BE VIEWED***



Approach

The property is approached via a gated driveway leading to the garage and main entrance door

Hallway

To include stairs to the first-floor landing and doors to:

Guest W.C.

Overlooking the front of the property To include a low level w.c. and a vanity sink unit

Dining Room

Overlooking the front of the property

Lounge

Overlooking the rear of the property with a door leading to the conservatory

Conservatory

To include surrounding windows and doors leading to the rear garden

Kitchen

Overlooking the rear of the property with a door leading out. To include a range of wall and base units and space for appliances

Landing

Doors to bedrooms one, two and three and the family bathroom.

Bedroom One

Overlooking the front of the property and including a door to the en-suite shower room

En-Suite Shower Room

To include a shower cubicle, low level w.c and a vanity sink unit

Bedroom Two

Overlooking the rear of the property

Bedroom Three

Overlooking the rear of the property

Family Bathroom

Overlooking the rear of the property To include a panelled bath with shower over, low level w.c and a pedestal wash hand basin

Garden

Beautiful family garden with a covered seating area

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.



Total floor area 111.4 m² (1,199 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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Ludworth Avenue, Marston Green Birmingham

- MODERN DETACHED HOME
- THREE BEDROOMS
- MASTER WITH EN SUITE
- GATED DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAB112514 - 0004

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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