



Sandown Road, Birmingham B36 8QL

welcome to

Sandown Road, Birmingham

****END TERRACE HOUSE**BRAND NEW MODERN KITCHEN**THREE BEDROOMS**FAMILY BATHROOM**SEPARATE W.C**SPACIOUS LOUNGE / DINING AREA**FRONT AND REAR GARDEN**NEW BOILER****



Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

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

Carpet

Lounge

Double-glazed window to front, wooden flooring, two ceiling light points, radiator, patio door to rear and white walls.

Kitchen

Double-glazed windows to front and rear, tiled, built in cupboard under the stairs, new boiler, two ceiling light points, wall, drawer and base units, roll top work surface, plumbing for washing machine, gas point and extractor hood, plug socket for tumble dryer/under counter fridge freezer and archway through to dining room.

Landing

Carpeted, ceiling light point, loft access and built in cupboard.

Bedroom One

Double-glazed window to front, carpet, ceiling light point, radiator and built in cupboard.

W.C.

Low level w.c., sink, double-glazed window to rear and ceiling light point.

Bedroom Two

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

Bedroom Three

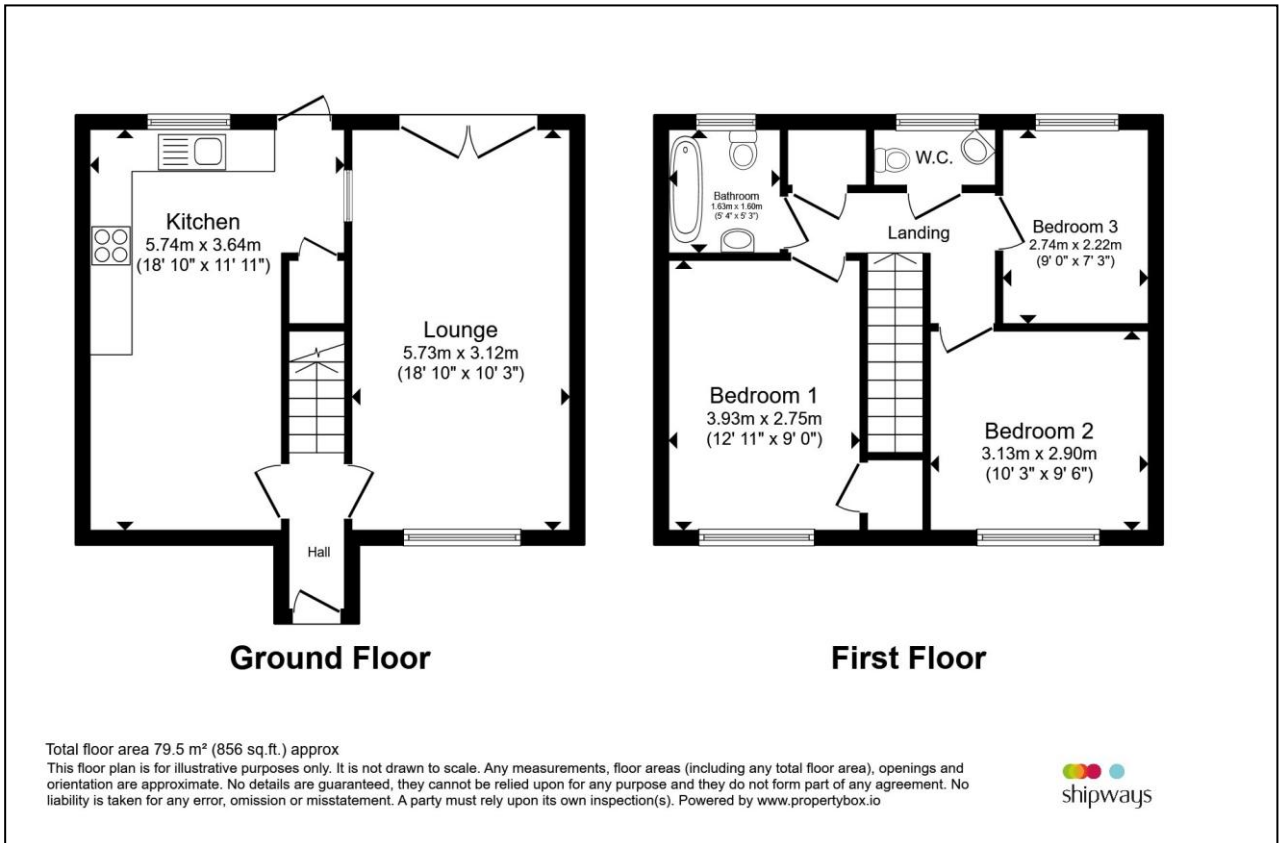
Double-glazed window to front, ceiling light point, built in cupboard, carpet and radiator.

Bathroom

P shaped bath with shower over, tiled walls, vinyl flooring, sink, low level w.c., ceiling light point, double-glazed window to rear and towel radiator.

Rear Garden

Lawn, mature trees and shrubs, patio area (slabbed), and gate to side.



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welcome to

Sandown Road, Birmingham

- END TERRACE HOUSE
- FREEHOLD
- NEW MODERN KITCHEN
- THREE BEDROOMS
- FAMILY BATHROOM AND SEPARATE W.C

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 25 years from 20 Aug 2026.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB112635 - 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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shipways



0121 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk