



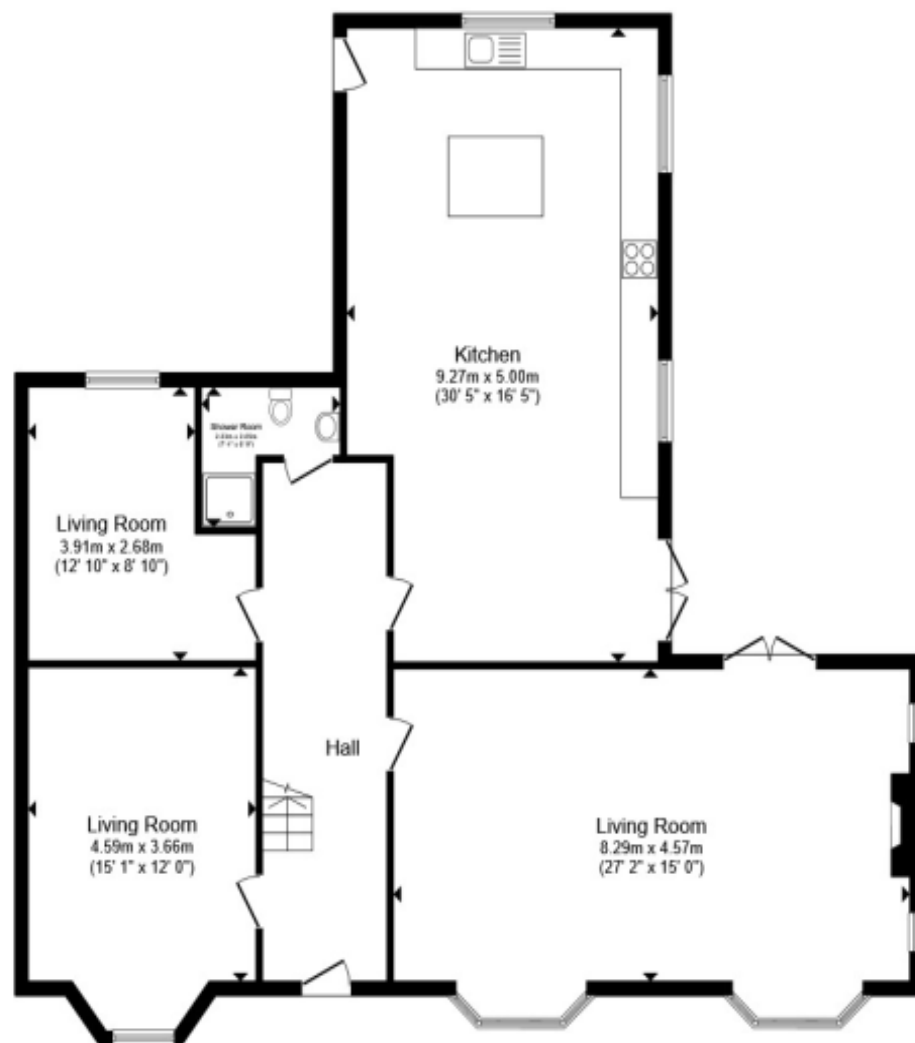
The Timbers Alcester Road, Portway Birmingham B48 7JB

welcome to

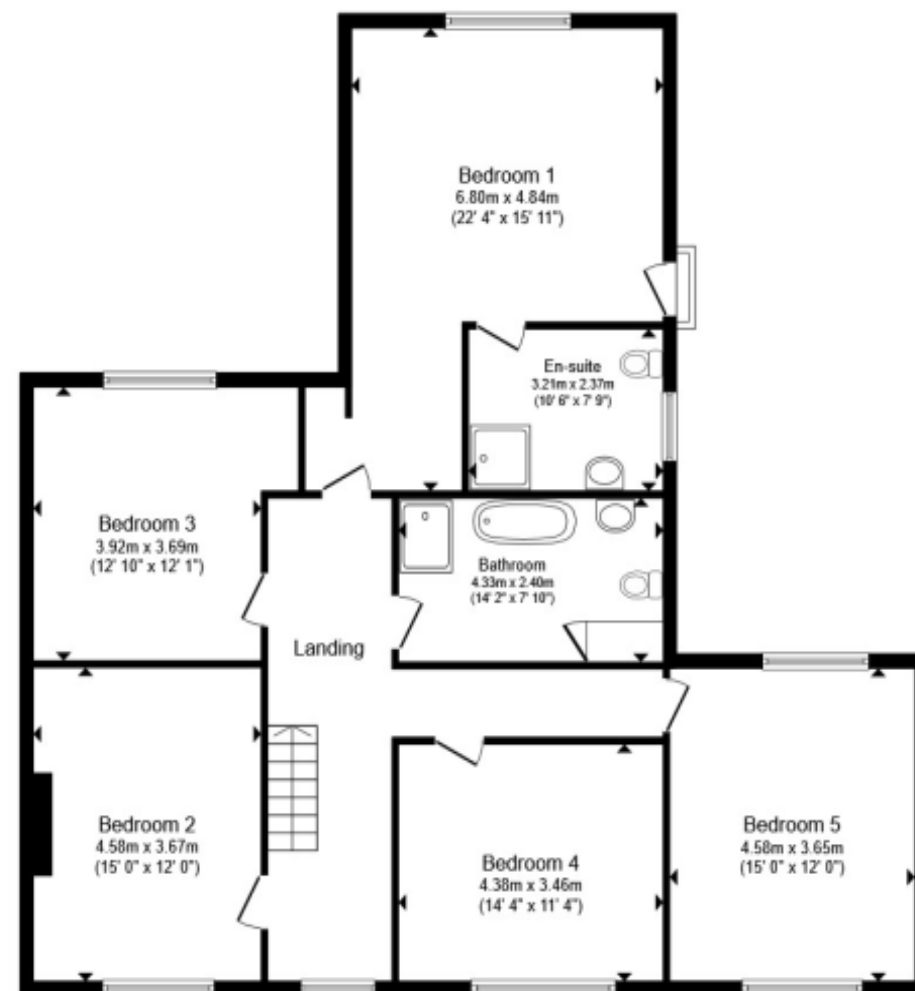
The Timbers Alcester Road, Portway Birmingham

****Substantial five-bedroom detached family home *** Impressive and generous plot *** Ample off-road parking *** Large gardens and extensive outside space *** Spacious and versatile internal accommodation *** Five well-proportioned bedrooms *** Excellent family living potential *****





Ground Floor



First Floor

Total floor area 268.4 m² (2,889 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

Driveway

With ample parking on approach to the property as well as a private gate to access the side and rear of the property where extensive further parking is also available.

Entrance Hallway

Reception Room One

With double glazed windows to the front, a multi-fuel burning stove and a central heating radiator

Reception Room Two

With double glazed windows to the front and rear, a multi-fuel burning stove and a central heating radiator

Kitchen/Diner

Offering ample space with a range of wall and base units, a kitchen island, a gas hob and oven with extractor hood over, a sink/drainage, double glazed windows to the side and rear aspects and double-glazed French doors to the side giving access to the rear garden.

Downstairs Shower Room

With a w/c, hand wash basin, shower cubicle, heated towel rail and double-glazed window to the rear

Landing

Bedroom One

With double glazed windows to the rear, a central heating radiator, the door out to the balcony and access to the en-suite

En-Suite

With a shower cubicle, a w/c, a hand wash basin, central heating radiator and double-glazed windows to the side aspect

Bedroom Two

With double glazed windows to the front and a central heating radiator

Bedroom Three

With double glazed windows to the rear and a

central heating radiator

Bedroom Four

With double glazed windows to the front and a central heating radiator

Bedroom Five

With double glazed windows to the front and rear and a central heating radiator

Family Bathroom

Three-piece bathroom suite with a bath and mixer taps, a shower cubicle, a w/c, hand wash basin, heated towel rail and double glazed windows to the side aspect

Garden

A substantial plot of land to the rear of the property with patio and lawn areas. The border of the property goes further than the fence, all the way to the trees in the far distance at the back of the property

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Agents Note

The Council Tax Band for this property is G



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welcome to

The Timbers Alcester Road, Portway Birmingham

- five-bedroom detached
- Impressive and generous plot
- off-road parking
- versatile internal accommodation
- Downstairs Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£1,100,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/RDC110583



Property Ref:
RDC110583 - 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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