



Belchers Lane, Bordesley Green Birmingham B9 5RT

welcome to

Belchers Lane, Bordesley Green Birmingham

****DRIVEWAY**OPEN LOUNGE AND DINER**CONSERVATORY**KITCHEN**THREE BEDROOMS**FAMILY BATHROOM**SPACIOUS REAR GARDEN**LARGE SUMMER HOUSE****



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 Hall

Radiator, ceiling light point, carpet and stairs to first floor.

Through Lounge/Dining Room

Triple-glazed window to front, two ceiling light points, carpet, radiators, door to storage cupboard, door to fuse boards, archway to dining room, door to kitchen, double-glazed window to rear and door to conservatory,

Kitchen

Wall, drawer and base units, roll top work surface, gas hob, cooker hood, electric oven, laminate flooring, tiles, plumbing for washing machine and two ceiling light points.

Landing

Storage on stairs, radiator, ceiling light point and loft access.

Bedroom One

Triple-glazed window to front, radiator, carpet and ceiling light point.

Bedroom Two

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

Bedroom Three

Triple-glazed window to front, carpet, radiator and ceiling light point.

Bathroom

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

Rear Garden

Enclosed by a brick wall to right hand side and fence to the left, mature shrubs borders, lawn, side gate for access and annex/shed at rear.

Outbuildings

Electrics, plastered, double-glazed to front and side, carpet, three ceiling light points and shower/plumbing.



view this property online shipways.co.uk/Property/CAB112578



welcome to

Belchers Lane, Bordesley Green Birmingham

- DRIVEWAY
- OPEN LOUNGE AND DINER
- CONSERVATORY
- KITCHEN
- THREE BEDROOMS

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

£290,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/CAB112578



Property Ref:
CAB112578 - 0006

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 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk