



Edale Road, Birmingham B42 2DL

welcome to

Edale Road, Birmingham

*****THREE BEDROOM SEMI-DETACHED HOME***PERFECT FOR FIRST TIME BUYERS AND FAMILIES ALIKE***FRONT LOUNGE WITH BAY WINDOW***MODERN FITTED KITCHEN DINER***GENEROUS SIZE REAR GARDEN***DOWNSTAIRS W/C***UPSTAIRS FAMILY BATHROOM*****

Agent Note

Council Tax Band is B.

Cloakroom

Downstairs Cloakroom with hand wash basin.

Lounge

Double glazed window to front and central heating radiator.

Kitchen

Double glazed window, double glazed double doors to garden, wall and base units, integrated washing machine, dishwasher, hob, oven, extractor and central heating radiator.

Bedroom One

Double room to front, double glazed window and central heating radiator.

Bedroom Two

Double room, double glazed window and central heating radiator.

Bedroom Three

Single room, double glazed window and central heating radiator.

Bathroom

Double glazed frosted window, shower over bath, wc, hand wash basin and heated towel rail.

Loft Space

Boarded, window and lights.

Rear Garden

Paved and lawn with steps.





view this property online shipways.co.uk/Property/GRB112686



welcome to

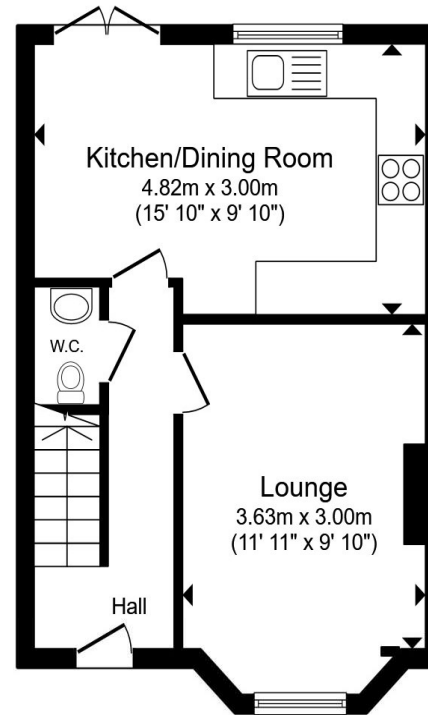
Edale Road, Birmingham

- Three Bedroom Semi-Detached Home
- Near to Local Schools, Transport and Amenities
- Perfect for First Time Buyers and Families
- Modern Kitchen Diner
- Downstairs W/C

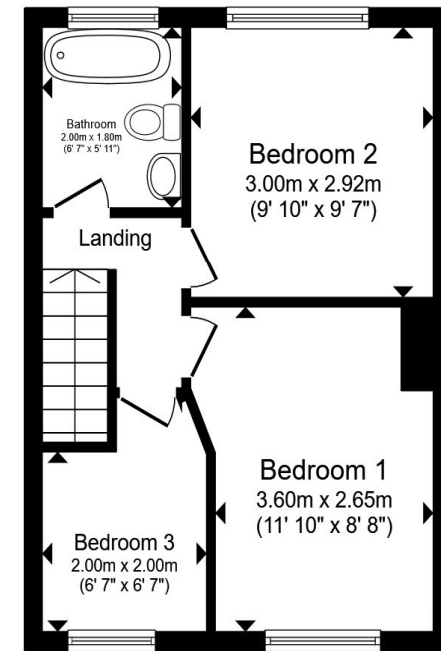
Tenure: Freehold EPC Rating: D
Council Tax Band: B

offers in excess of

£200,000



Ground Floor



First Floor

Total floor area 64.6 m² (695 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



view this property online shipways.co.uk/Property/GRB112686



Property Ref:
GRB112686 - 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.

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 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk