



Howes Croft, Birmingham B35 7EL

welcome to

Howes Croft, Birmingham

****TERRACE **FRONT AND REAR GARDEN**SPACIOUS LOUNGE**THREE BEDROOMS **FAMILY BATHROOM**EQUIPPED KITCHEN**GARAGE**NO CHAIN**FREEHOLD****



Agents Notes

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

Double-glazed window to front, radiator, laminate flooring and stairs to first floor.

Lounge

Dual aspect, upvc double-glazed windows front and rear, laminate flooring, gas fire and fire surround.

Dining Kitchen

Upvc double-glazed windows to front and rear, radiator, laminate flooring and tiles, space for an oven, storage cupboard and upvc rear door.

Landing

Radiator, storage/linen cupboard to house boiler.

Bedroom One

Fitted wardrobes, upvc double-glazed window to front.

Bedroom Two

Radiator double-glazed upvc window to front and storage cupboard.

Bedroom Three

Upvc double-glazed window to rear

Shower Room

Double shower, sink and vanity unit, upvc double-glazed window to rear.

Separate W.C.

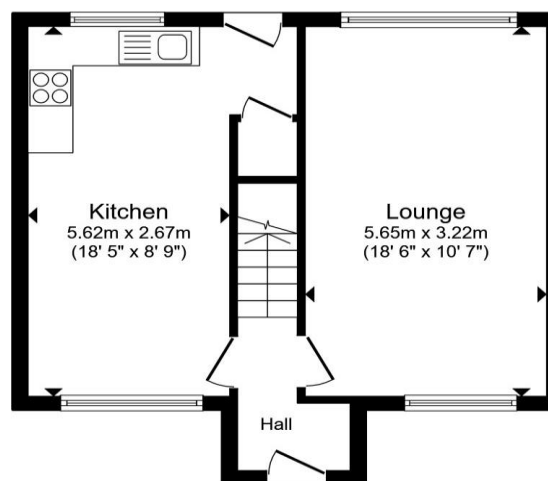
Low level w.c., upvc double-glazed window.

Rear Garden

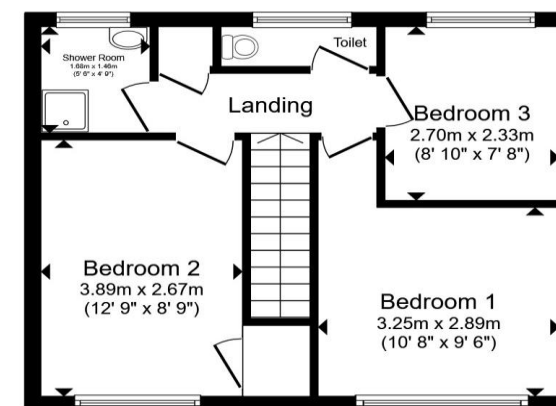
Potting shed, gate to rear to parking, access to garage, upvc canopy, south facing.

Outbuildings

Garage with up and over door and side door.



Ground Floor



First Floor

Total floor area 79.8 m² (859 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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Howes Croft, Birmingham

- TERRACE
- FRONT AND REAR GARDEN
- SPACIOUS LOUNGE
- THREE BEDROOMS
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB112545 - 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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