



**Mansel Road, Birmingham B10 9NW**

**welcome to**

**Mansel Road, Birmingham**

**\*\*\* BLOCK VIEWING CALL TO ARRANGE YOUR SLOT \*\* MID TERRACE \*\* FOUR BEDROOMS \*\* THREE RECEPTION ROOMS \*\* DECEPTIVELY SPACIOUS  
\*\* DOWNSTAIRS SHOWER ROOM \*\* UPSTAIRS BATHROOM \*\* OFF ROAD PARKING \*\* GREAT LOCATION \*\*\***



## **Approach**

Paved driveway.

Low maintenance paved rear garden.

## **Entrance Hall**

Radiator and stairs to first floor accommodation.

## **Living Room One**

14' 7" x 12' 1" ( 4.45m x 3.68m )

Bay window, ceiling light point gas fire and radiator.

## **Living Room Two**

12' 4" x 12' 9" ( 3.76m x 3.89m )

Doors to rear, fire, ceiling light point and radiator.

## **Dining Room**

17' 9" x 10' 4" ( 5.41m x 3.15m )

Window, ceiling light point and radiator.

## **Kitchen**

12' 8" x 10' 1" ( 3.86m x 3.07m )

Windows, wall, base and drawer units, roll top work surface, sink and drainer, ceiling light point, radiator and wall mounted boiler.

## **Shower Room**

Window, shower, hand wash basin, low level wc, ceiling light point and radiator.

## **Bedroom One**

15' x 10' 2" ( 4.57m x 3.10m )

Windows, ceiling light point and radiator.

## **Bedroom Two**

18' x 12' 4" ( 5.49m x 3.76m )

Window, ceiling light point and radiator.

## **Bedroom Three**

11' 8" x 8' 3" ( 3.56m x 2.51m )

Windows, ceiling light point and radiator.

## **Bedroom Four**

10' 2" x 8' 4" ( 3.10m x 2.54m )

Window, ceiling light point and radiator.

## **Bathroom**

Window, bath, shower, hand wash basin, low level wc, ceiling light point and radiator.

## **Rear Garden**



***view this property online*** [shipways.co.uk/Property/SLY104522](http://shipways.co.uk/Property/SLY104522)



welcome to

## Mansel Road, Birmingham

- TERRACED HOUSE
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

offers over

**£270,000**



**view this property online** [shipways.co.uk/Property/SLY104522](https://shipways.co.uk/Property/SLY104522)

Please note the marker reflects the postcode not the actual property



Property Ref:  
SLY104522 - 0002

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.



**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



[shipways.co.uk](https://shipways.co.uk)