



Pelham Road, Birmingham B8 2PD

welcome to

Pelham Road, Birmingham

****THREE-BEDROOM SEMI-DETACHED PROPERTY**DRIVEWAY**PORCH**HALLWAY**LOUNGE**DINING KITCHEN**UPSTAIRS BATHROOM**REAR GARDEN****



Agents Note

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 Porch

Tiled floor and door to hall.

Entrance Hall

Radiator, ceiling light point and stairs to first floor.

Lounge

Double-glazed bay window to front, ceiling light point, coving, laminate flooring, feature fireplace and door to kitchen.

Kitchen

Double-glazed window to rear, double-glazed sliding door to garden, spotlights, cupboards, drawers and base units, radiator, roll top work surface, one and half bowl stainless steel sink and drainer, gas hob, oven, built in microwave, plumbing for washing machine and tiled floor.

Landing

Double-glazed window to side, loft access and ceiling light point.

Bedroom One

Double-glazed window to rear, radiator, ceiling light point and laminate flooring.

Bedroom Two

Double-glazed window to rear, radiator, ceiling light point and laminate flooring.

Bedroom Three

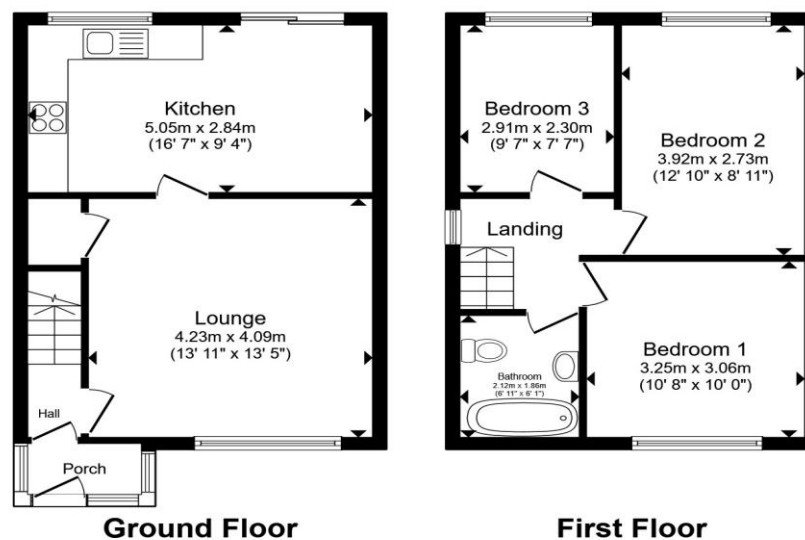
Double-glazed window to rear, ceiling light point, radiator and laminate flooring.

Bathroom

Double-glazed window to side, ceiling light point, heated towel rail, panelled bath with shower over, low level w.c., vanity sink, cupboard housing central heating boiler.

Rear Garden

Paved patio, lawn, shed, enclosed by fencing with side gate for access.



Total floor area 73.5 m² (791 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

shipways



view this property online shipways.co.uk/Property/CAB112523



welcome to

Pelham Road, Birmingham

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE
- DINING KITCHEN
- UPSTAIRS BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£240,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/CAB112523



Property Ref:
CAB112523 - 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.

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.


shipways



0121 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk