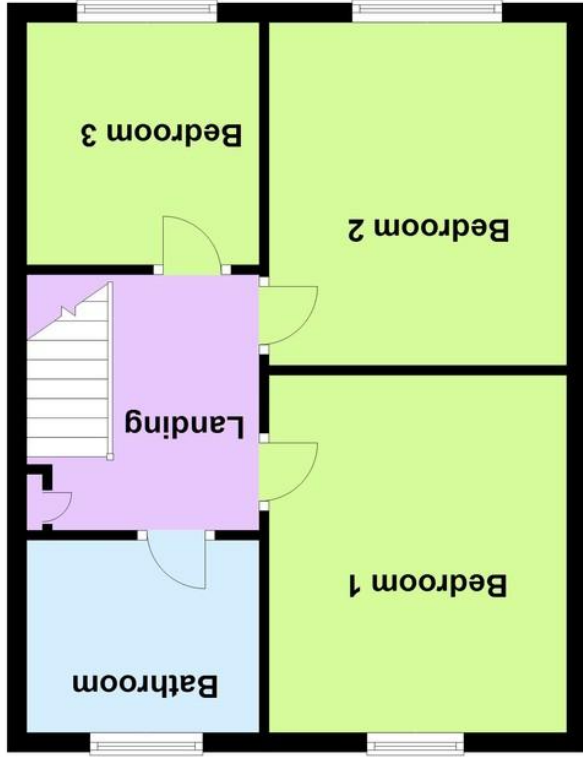
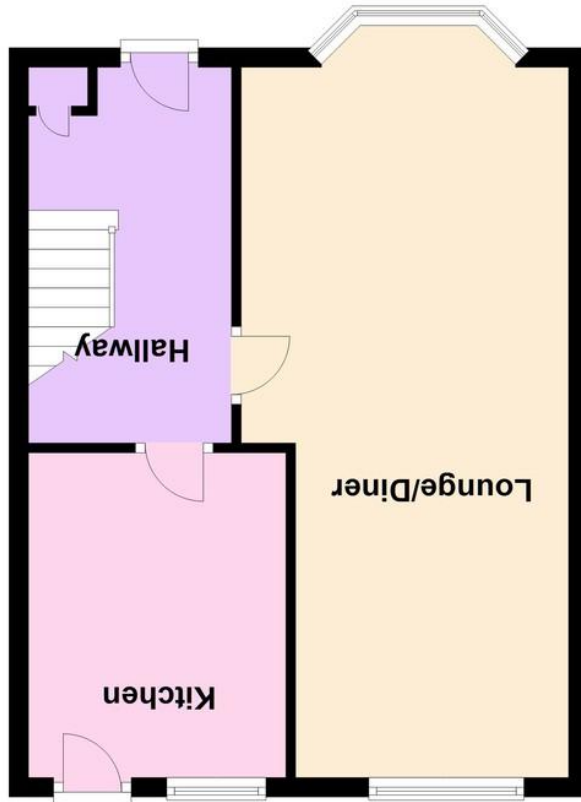


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Plan produced using PlanUp.
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



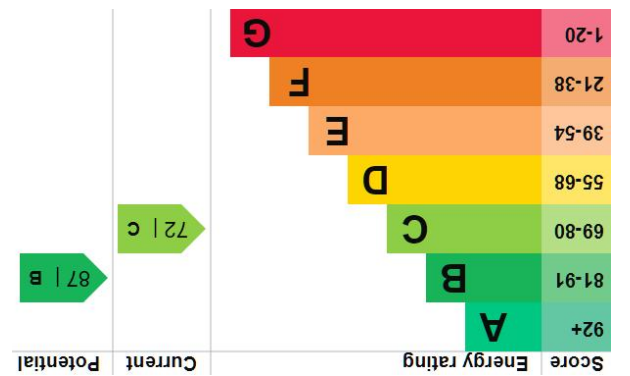
First Floor



Ground Floor

LEGAL READY
 "How does this help me?"
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
 You feel free to relay this to your Solicitor or License Conveyor.



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- MID TERRACE
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- CENTRAL HEATING

Heath Way, Shard End, Birmingham, B34 6RX

£220,000



Property Description

Green and company are please to market this well presented three bedroom, mid terrace home. The property is located on a sought after road in Shard End. The property benefits from being close to local amenities, transport links and local schools (catchments should be checked)

The property briefly comprises of a lounge/diner, kitchen, three bedrooms, bathroom and a rear garden. Viewing is essential to appreciate the condition and size of the accommodation.

The property is approached by the front door which leads into:-

HALLWAY Having radiator, stairs to first floor landing, storage cupboard, metre cupboard and access to the kitchen and lounge/diner.

LOUNGE/DINER 26' 8" x 11' 4" (8.13m x 3.45m) Having 2 radiators, double glazed bay window to front, electric fire and surround and double glazed patio doors to rear.

KITCHEN 11' 3" x 8' 9" (3.43m x 2.67m) Having stainless steel sink and drainer unit with mixer tap, splash back tiling, wall, drawer and base units, cupboard housing central heating boiler, space for a freestanding range cooker, space for freestanding fridge freezer, double glazed patio door to rear, double glazed window to rear and spotlighting.

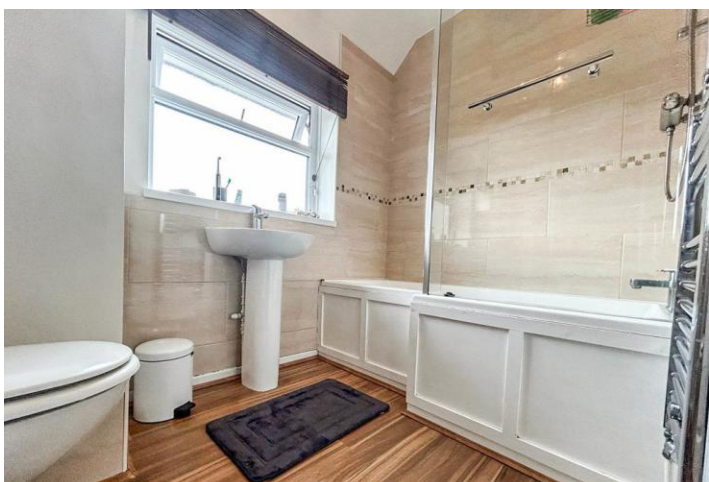
FIRST FLOOR LANDING Having access to loft, doors to all bedrooms and bathroom and 2 storage cupboards.

BEDROOM ONE 11' 7" x 11' 0" (3.53m x 3.35m) Having radiator, double glazed window to rear and storage cupboard.

BEDROOM TWO 11' 7" x 10' 6" (3.53m x 3.2m) Having radiator, double glazed window to front and storage cupboard.

BEDROOM THREE 8' 3" x 7' 9" (2.51m x 2.36m) Having radiator and double glazed window to front.

BATHROOM Having a suite comprising; panel bath with shower over and shower screen, heated towel rail, splash back tiling,



wash hand basin with mixer tap, double glazed obscure window to rear and low level WC.

OUTSIDE The rear garden is mainly laid to lawn, paved areas, decking area, shrubs borders, fence boundaries and side access to front. To the front is wall boundaries, paved steps to front door, lawned area and shrubs.

Council Tax Band B Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

