

oulsham



68 Bond Street, Stirchley, B30 2LA

Offers in the region of £210,000

EPC: D

AVAILABLE WITH NO UPWARD CHAIN THIS TWO/THREE BEDROOMED END TERRACED RESIDENCE REQUIRING MODERNISATION THROUGHOUT PRESENTS AN EXCELLENT OPPORTUNITY FOR THOSE SEEKING A PROJECT. Very well located for Bournville Train Station and Stirchley Village with a selection of bars, coffee shops and restaurants in this vibrant and continually changing popular suburb. EP Rating D

LOCATION

The vibrant and continually changing Stirchley Village offers commuter rail services from Bournville Station, buses and shopping facilities along Pershore Road.

Important centres within the local area are the Queen Elizabeth Hospital, The University of Birmingham, Cadburys in Bournville and Kings Norton Business Centre.

Stirchley benefits from the highly regarded Loaf bakery (currently in the process of relocating to the new Stirchley Co-operative Development), micro-pubs, coffee shops, restaurants supermarkets and public houses.

The property is close to the Worcester and Birmingham Canal and the Rea Valley national cycle route which meanders its way along the river and down into Cannon Hill Park and along to the City Centre.

SUMMARY

- Well-Located Two/Three Bedroomed End Terraced Residence
- Requiring Modernisation Throughout
- Two Comfortable Reception Rooms
- Fully Fitted Kitchen
- Ground Floor Wet Room
- Two Bedrooms with a further room ideally suited as another bedroom, study, nursery or dressing room
- Spacious First Floor Bathroom (accessed via Bedroom Three)
- Low Maintenance Rear Garden
- Ideally Situated for Bournville Train Station and Stirchley Village
- AVAILABLE WITH NO UPWARD CHAIN

DATA

Tenure - the agent understands the property is Freehold

Council Tax Band - B

Heating and Glazing - Gas Fired Central Heating and a combination of Single and Double Glazed Units



ACCOMMODATION

GROUND FLOOR

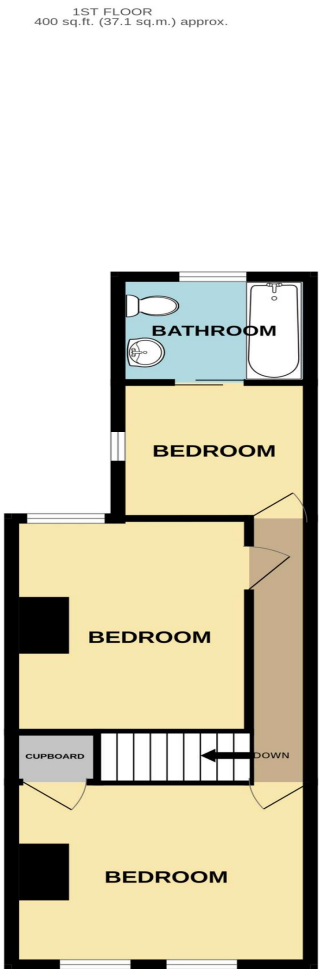
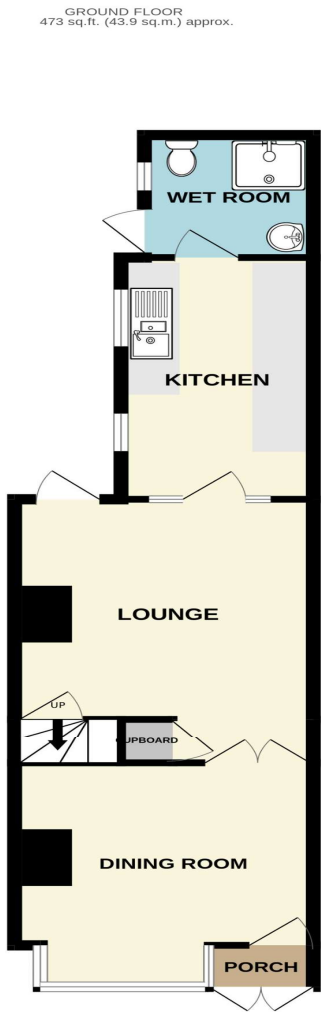
- Porch
- Dining Room:
11'11" (3.63) x 10'7" (3.23) (min) 13' (3.96) (into bay)
- Lounge:
12'3" x 12'9" (3.73m x 3.89m)with cupboard
- Kitchen:
7'6" x 14'1" (2.29m x 4.3m)
- Wet Room:
6'8" x 7'1" (2.03m x 2.16m)

FIRST FLOOR

- Landing
- Bedroom One:
12' x 10'6" (3.66m x 3.2m)with cupboard and loft access
- Bedroom Two:
9'4" x 12'9" (2.84m x 3.89m)
- Bedroom Three:
7'7" x 7'11" (2.3m x 2.41m)
- Bathroom:
7'7" x 6'3" (2.3m x 1.9m)

OUTSIDE

- Shallow Fore Garden
- Rear Garden





THE CONSUMER PROTECTION REGULATIONS

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS

Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS

Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE

A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE

All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES

Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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