

for sale

£250,000



Marshall Grove Birmingham B44 8HP

THREE BEDROOMS SEMI DETACHED *** SPACIOUS KITCHEN
DINER ***

Marshall Grove Birmingham B44 8HP

Lounge

9' 10" x 9' 6" (3.00m x 2.90m)

Bay window to front double glazed, One ceiling light point, One single radiator

Kitchen/Dining Room

10' 11" x 9' 6" (3.33m x 2.90m)

Window to rear double glazed, Two ceiling light points, Door to garden, One single radiator

Bedroom One

13' 1" x 9' 6" (3.99m x 2.90m)

Window to rear double glazed, One ceiling light point, One single radiator

Bedroom Two

10' 4" x 9' 6" (3.15m x 2.90m)

Window to front double glazed, One ceiling light point, One single radiator

Bedroom Three

6' 6" x 5' 10" (1.98m x 1.78m)

Window to front double glazed, One ceiling light point, One single radiator

Bathroom

7' 7" x 5' 10" (2.31m x 1.78m)

Window to rear double glazed, Wash hand basin, WC, Bath, Gas shower, Partly tiled walls, One radiator

Rear Garden

Well maintained rear garden with side access to the front of the property

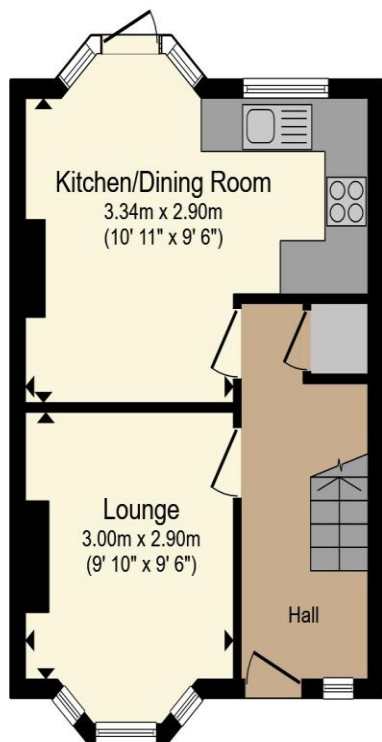
Agents Notes

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identify and anti-money laundering checks.

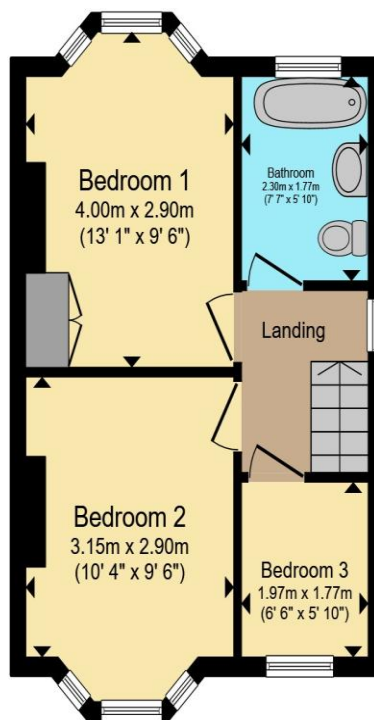
Parking:- No Dropped Curb - interested parties should satisfy themselves about parking arrangements including availability, access, proximity and tenure'







Ground Floor



First Floor

Total floor area 65.1 m² (701 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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Property Ref: GBR313000 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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