



1a Merrions Close, Birmingham B43 7AS

welcome to

1a Merrions Close, Birmingham

*****THREE BEDROOMS SEMI-DETACHED HOME***OCCUPIES A GENEROUS CORNER PLOT***TWO RECEPTION ROOMS***DOWNSTAIRS UTILITY AND W/C***GENEROUS SIZE BEDROOMS***UPSTAIRS FAMILY BATHROOM***LARGE DRIVEWAY FOR MULTIPLE CARS*****



Agent Note

Council Tax Band is B.

Lounge

Double glazed window, gas fireplace and central heating radiator.

Kitchen

Double glazed window, wall and base units, sink and drainer, gas hob, oven and grill and central heating radiator.

Utility Room

Single glazed frosted window, plumbing for washing machine, hand wash basin, wc and central heating radiator.

Bedroom One

Double room, double glazed window and central heating radiator.

Bedroom Two

Double room, double glazed window and central heating radiator.

Bedroom Three

Single room, double glazed window and central heating radiator.

Bathroom

Double glazed frosted window, walk in shower, hand wash basin, wc and central heating radiator.

Rear Garden

Paved to lawn.



check out more properties at shipways.co.uk



welcome to

1a Merrions Close, Birmingham

- Three Bedroom Semi-Detached Home
- Occupies a Generous Corner Plot
- Two Reception Rooms
- Downstairs Utility and W/C
- Generous Size Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£300,000



Please note the marker reflects the
postcode not the actual property

check out more properties at shipways.co.uk



Property Ref:
GRB112900 - 0003

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.

Not for marketing purposes INTERNAL USE ONLY



0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk