



Triumph Walk, Birmingham B36 9NS

welcome to

Triumph Walk, Birmingham

****MID TERRACE FAMILY HOME**KITCHEN DINER**LOUNGE**DOWNSTAIRS WC**THREE BEDROOMS**FAMILY BATHROOM**FRONT AND REAR GARDENS**IDEAL FOR YOUNG FAMILIES OR BUY TO LET****



Agents Note

This is a non-standard construction property (Bryant System 2)

Approach

Approached via gated front garden.

Entrance Porch

Double glazed small window to front, and double-glazed door to side and meter cupboard.

Entrance Hallway

Stairs to the first floor, ceiling light point, radiator, laminate flooring opening on to the kitchen/diner and doors giving access to:-

Guest W.C.

Double-glazed obscure window to the front, ceiling light point, laminate flooring, comprising low level w.c., wash hand basin and tiling to splash back.

Kitchen/Diner

Double glazed window to the front, tiling to the floor and to the walls, ceiling light point, radiator, wall, drawer and base units with roll top work surfaces, one and half bowl sink and drainer with mixer tap, integrated oven, gas hob, cooker hood, plumbing and space for a washing machine, plumbing for a dishwasher and space for an American style fridge/freezer.

Lounge

Laminate flooring, double glazed French style doors giving access to the rear garden, radiator ceiling light point and coving to the ceiling.

Landing

Ceiling light point, loft access and doors giving access to:-

Bedroom One

Double glazed window to the front, radiator ceiling light point and coving to the ceiling.

Bedroom Two

Double-glazed window to the rear ceiling light point and radiator.

Bedroom Three

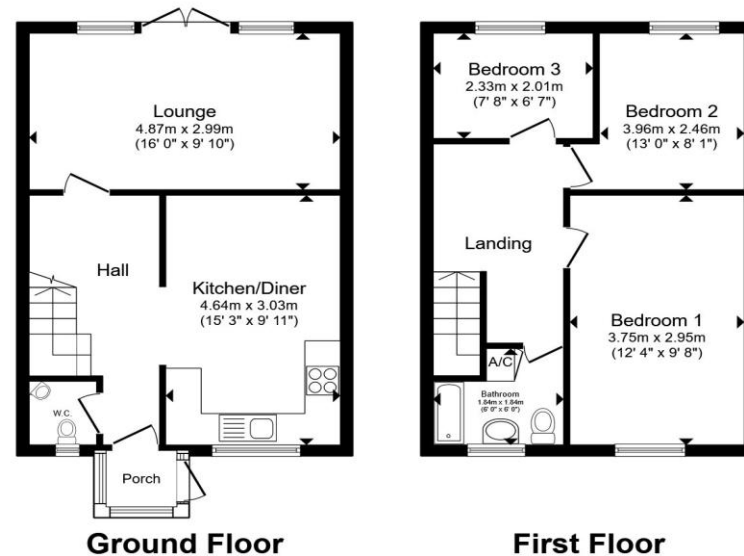
Double-glazed window to the rear, ceiling light point and radiator.

Bathroom

Obscured double-glazed window to the front, cupboard housing combination boiler, radiator, low level w.c., pedestal hand basin, panelled bath with shower over, tiling to the floor and vinyl effect flooring.

Garden

Patio area with pathway with artificial lawn, brick-built storage, raised borders, mature shrubs and rear access.



Total floor area 82.5 m² (888 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/CAB112491



welcome to

Triumph Walk, Birmingham

- MID TERRACE PROPERTY
- LOUNGE
- KITCHEN DINER
- DOWNSTAIRS WC
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online shipways.co.uk/Property/CAB112491



Property Ref:
CAB112491 - 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