



Aspbury Croft, BIRMINGHAM B36 9TD

welcome to

Aspbury Croft, BIRMINGHAM

****EXTENDED DETACHED PROPERTY**THROUGH LOUNGE**EXTENDED LIVING KITCHEN DINER**SNUG/BEDROOM FOUR**DOWNSTAIRS WC**THREE FIRST FLOOR BEDROOMS**FAMILY SHOWER ROOM**BLOCK PAVED DRIVEWAY TO THE FRONT**LANDSCAPED REAR GARDEN****



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Double-glazed window to front and side, wall light point, laminate flooring and door to hallway.

Entrance Hall

Radiator, two wall light points, laminate flooring and stairs to first floor.

Downstairs Cloakroom

Double glazed window to front, heated towel rail, Low level w.c., vanity sink and storage units.

Lounge

Double glazed bow window to front, double-glazed sliding door to rear, two radiators, ceiling light point and coving.

Kitchen

Double-glazed window to front and sliding doors to rear, two radiators, four ceiling light points, cupboards, drawers and wall units, roll top work surfaces, stainless steel sink and drainer, hob, cooker hood and double oven, plumbing for washing machine and dishwasher and breakfast bar.

Snug/Bedroom

Double-glazed window to front, radiator, ceiling light point, loft access and laminate flooring.

Landing

Loft access with ladder, ceiling light point, coving and double-glazed window to side.

Bedroom One

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

Bedroom Two

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

Bedroom Three

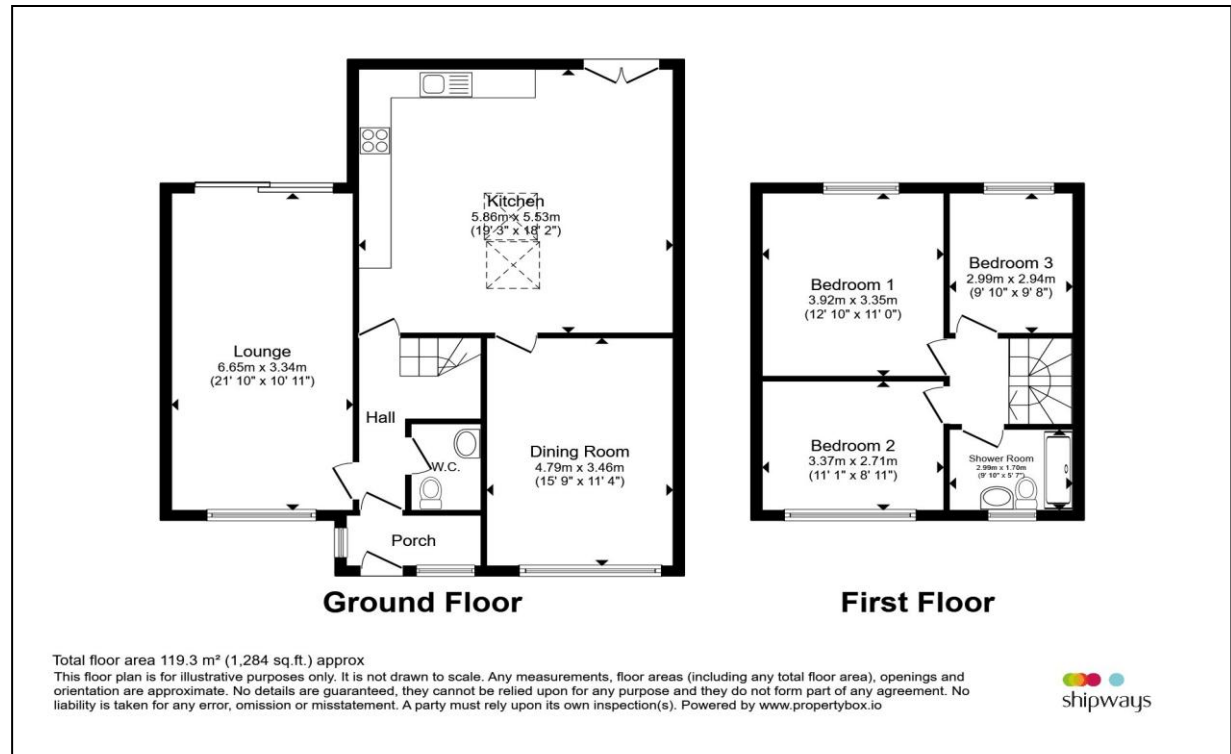
Double-glazed window to rear, radiator, ceiling light point and coving.

Bathroom

Double-glazed window to front, heated towel rail, ceiling light point, walk in shower, low level w.c., vanity sink and storage unit.

Rear Garden

Paved patio area, artificial lawn, shed, water tap, gravel and paved area, enclosed by fencing and gated side access.



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Aspbury Croft, BIRMINGHAM

- THREE/FOUR BEDROOM EXTENDED DETACHED PROPERTY
- CUL DE SAC LOCATION
- OPEN PLAN LIVING KITCHEN DINER
- THREE FIRST FLOOR BEDROOMS
- GROUND FLOOR SNUG/ BEDROOM FOUR

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers over

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB112553 - 0004

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.

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