



Twynning Road, Edgbaston Birmingham B16 0HJ

welcome to

Twynning Road, Edgbaston Birmingham

Located on a well-regarded residential street in Edgbaston, this substantial five-bedroom period home offers impressive proportions and retains much of its original charm across three carefully arranged floors. With its striking facade, complete with bay windows and decorative architectural detail



Agents Note

Please note measurements have been taken by an external company and should only be used as a guide.

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.

Front Garden

Courtyard

Lounge

Double-glazed bay window, electric sockets and light point.

Dining Room

Double-glazed window and door to side elevation which leads on to the utility room and fully fitted kitchen.

Reception Room Three

Double-glazed window to rear, ceiling light point, carpet and electric socket, lift access to first floor

Kitchen

Fully fitted kitchen leads onto utility room with a door to the garden.

Utility Room

Washer/Dryer

Landing

Loft access and carpet

Bedroom One

Double-glazed window to front, carpet, electric sockets and light point.

Bedroom Two

Light points, electric sockets and carpet, Lift access

Bedroom Three

Double-glazed window to rear elevation, carpet electric sockets and light point

Bedroom Four And Five/Loft Con

Double-glazed window to rear, electric sockets, carpet and light point.

Bathroom

Toilet and sink, bath

Rear Garden

Courtyard, slabbed, shared entry for both houses.



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Twyning Road, Edgbaston Birmingham

- Five Spacious Bedrooms
- Three Character Reception Rooms
- Full-Width Kitchen Diner
- Generous Three-Storey Layout
- Private Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£330,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HBN111348 - 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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