



YOUR MOVE

— Murray Rogers —

PRICE:

**Offers in the
region of
£99,950**

Ref no: 527/301/183

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Kilmore Croft, Bromford, Birmingham



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Kilmore Croft, Bromford, Birmingham

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DESCRIPTION

A well presented, three bedroom, mid terraced house, being sold with the benefit of 'no upward chain' and comprising; Entrance hall, through lounge, through kitchen/ dining room , first floor bathroom and wc, central heating and double glazing where stated, front and rear gardens.

ENTRANCE HALL

Having stairs to first floor, door to kitchen / dining room and door to ;

LOUNGE

5.66m x 3.05m (18'7" x 10'0")

Having two ceiling light points, double glazed window to front and one to rear, radiator.

KITCHEN / DINING ROOM

5.66m x 3.61m (18'7" x 11'10")

(11'10 max reduces to 8'8, measurements include fitted units) Having a range of fitted base and wall units with roll edge worktops and tiled splashbacks. Cooker, four ring electric hob and extractor over, double glazed bow window to front, radiator, double glazed window to rear, ceramic tiled floor covering. Opaque double glazed door to rear , garden. Door to understairs storage cupboard.

STAIRS TO:-

FIRST FLOOR LANDING

Having ceiling light point, loft hatch, cupboard housing boiler.

BEDROOM

3.91m x 2.69m (12'10" x 8'10")

Having ceiling light point, radiator, double glazed window to front, built in wardrobe, laminate floor covering.

BEDROOM

3.07m x 2.77m (10'1" x 9'1")

Having ceiling light point, radiator, double glazed window to front, cupboard.

BEDROOM

2.59m x 2.18m (8'6" x 7'2")

(7'2 increases to 8'3 max) Having ceiling light point, radiator, double glazed window to rear, laminate floor covering.

BATHROOM

Having a two piece suite comprising ; Bath with shower over, pedestal wash hand basin. Heated towel rail, opaque double glazed window to rear, heated towel rail, tiling to walls, laminate floor covering.

SEPARATE WC

Having wc , opaque double glazed window to rear, tiling to floor, part tiled walls.

OUTSIDE

FRONT GARDEN

Laid mainly to lawn with path to front door.

REAR GARDEN

Laid mainly to lawn, with store.

CLAUSES:

DRAFT DETAILS:

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

OFFICE OPENING HOURS:

Mon - Fri 9.00 - 6.00pm Saturday 9.00 - 5.00pm

PLANNING PERMISSION:

Planning permission may be possible, but this has not been investigated and no warranty is implied.

BOUNDARIES:

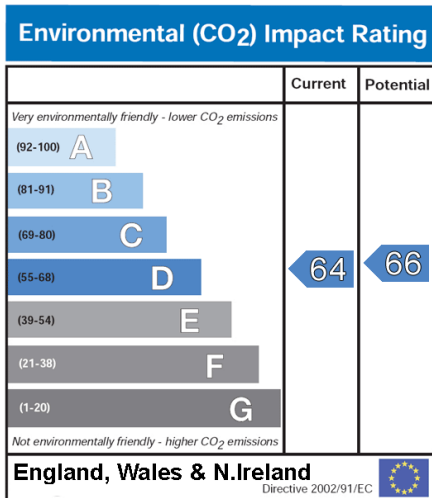
This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

ALL MEASUREMENTS:

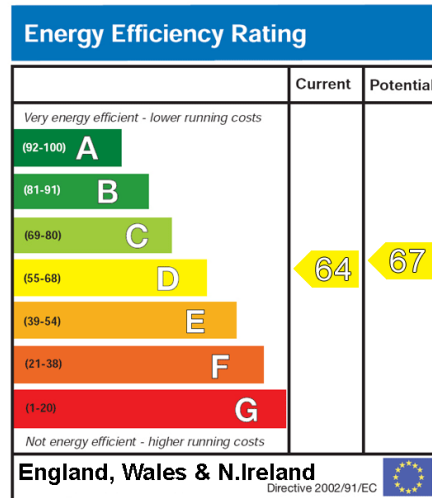
All Measurements are Approximate

LASER TAPE CLAUSE:

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

