



15 Shipbourne Close
Birmingham
B32 2LH

Guide Price £159,000



"TERRIFIC TERRACE IS MOVE IN READY!" This beautifully presented three bedroom mid terraced house simply must be viewed to be appreciated. Built in 1968, the property has been greatly improved by the current owners and now offers high quality accommodation throughout. Sat behind a driveway and garage to the front, the property briefly comprises a porch area and welcoming entrance hall, fabulous kitchen diner, and generous rear facing lounge, all to the ground floor; whilst on the first floor, there are three good bedrooms and a super house bathroom to the first floor. In addition there is a low maintenance garden incorporating a timber built shed and having gated access to the rear. Don't delay, call today to arrange your viewing. PS 5/12/17 V1 EPC=D









Approach

Via tarmac driveway to front providing off road parking for two cars leading to garage and to pathway to side leading to main entrance door into:

Porch

Obscured double glazed main entrance door to side, tiled flooring, two built in storage cupboards one housing a wall mounted boiler, obscured door opening into:

Reception hallway

Obscured glazed door to front, stairs to first floor accommodation, wood effect tiled flooring, doors radiating to guest cloaks, kitchen diner and lounge.

Guest cloaks

Obscured glazed window to front, low level dual flush w.c., tiling to splashback areas and tiled flooring.



Kitchen diner 9' 10" x 16' 4" (3.0x5.0)
Double glazed window to front, central heating radiator, range of wall mounted and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, integral gas oven and five burner gas hob with stainless steel splashback and extractor hood over, space and plumbing for washing machine, tiling to splashback areas and tiled flooring.

Lounge 15' 8" x 12' 9" (4.8x3.9)
Double glazed French doors to rear garden, central heating radiator, feature electric fire, wood effect laminate flooring, part tongue and groove panelling to walls.

First floor landing
Access to loft space via hatch, built in store

cupboard, doors radiating to three bedrooms and house bathroom.

Bedroom one 9' 10" x 13' 5" (3.0x4.1)
Double glazed window to front, central heating radiator.

Bedroom two 10' 2" excluding door recess x 12' 9" (3.1 excluding door recess x 3.9)
Double glazed window to rear, central heating radiator, built in walk in wardrobe/store cupboard, part tongue and groove panelling to walls.

Bedroom three 7' 2" x 9' 6" (2.2x2.9)
Double glazed window to rear, central heating radiator, part tongue and groove panelling to walls.

House bathroom 5' 6" x 8' 2" (1.7x2.5)
Obscured double glazed window to front, wall mounted

chrome heated towel radiator, white suite comprising bath with mixer tap and thermostatically controlled shower over, pedestal wash hand basin with mixer tap over, low level w.c., tiling to splashback areas and tiled flooring.

Rear garden
Low maintenance rear garden with paved patio area housing two brick built storage sheds. The garden is gravelled with a timber built Summer house and has timber fencing to enclose with gated access to rear.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations
In order to comply with Money Laundering

Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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VIEWING View by appointment only with Lex Allan & Grove. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.