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ESTATE & LETTING AGENTS

97 Gleave Road, Birmingham, B29 6JW
Offers in excess of £190,000

Two bedroom mid terrace property with no chain. In brief the property comprises two reception rooms, kitchen, downstairs bathroom, two bedrooms and rear garden. The property also benefits from double glazing and central heating (both where specified) Prime location for University of Birmingham and transport links.

Approach
Access via double glazed front door.

Reception Room One
12'10" into bay x 10'09"max (3.91m into bay x 3.28mmax)
Double glazed bay window to fore, radiator and ceiling light point.

Reception Room Two
14'01" into door recess x 10'10" (4.29m into door recess x 3.30m)
Double glazed window to rear, understairs storage cupboard, ceiling light point, radiator and door giving access to stairs.

Kitchen
8'08" x 5'11" (2.64m x 1.80m)
Having a range of matching wall, base and drawer units, plumbing for washing machine, sink with mixer tap, space for cooker, double glazed window to side and ceiling light point.

Bathroom
Bath with shower over, low level wc, wash hand basin, radiator, ceiling light point and double glazed window to side.

Landing
Ceiling light point.

Bedroom One
10'10" max x 10'10" (3.30m max x 3.30m)
Double glazed window to fore, radiator, ceiling light point and feature fire place.

Bedroom Two
11'00" x 10'08" (3.35m x 3.25m)
Double glazed window to rear, ceiling light point, radiator, storage cupboard and wall mounted boiler.

Rear Garden
Path leading to lawned area.

Further Information
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations:intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - A
EPC Rating - D

Ground Floor

Approx. 35.2 sq. metres (378.9 sq. feet)

First Floor

Approx. 24.4 sq. metres (263.1 sq. feet)

Total area: approx. 59.6 sq. metres (642.0 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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