

DRAKES

ESTATE AGENTS



Pickenham Road, Birmingham, B14 4TG

£260,000

- A Traditional Style Semi-Detached
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Utility Room
- Bathroom
- Southerly Aspect Rear Garden
- Garage & Off Road Parking
- No Upward Chain
- Requiring Some Updating



SCAN TO VIEW
VIRTUAL TOUR

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Reception Room one to front - 4.22m x 3.45m (13'10" x 11'4") into bay

Reception Room Two to rear - 3.63m x 3.45m (11'11" x 11'4")

Kitchen to rear - 2.18m x 2.49m (7'2" x 8'2")

Utility Room - 2.16m x 1.93m (7'1" x 6'4")

Bedroom One to front - 4.34m x 2.9m (14'3" x 9'6") into bay + wardrobes

Bedroom Two to rear - 3.66m x 3.18m (12'0" x 10'5")

Bedroom Three to front - 2.24m x 1.96m (7'4" x 6'5")

Bathroom to rear - 1.68m x 2.21m (5'6" x 7'3")

Garage - 5.59m x 2.24m (18'4" x 7'4")

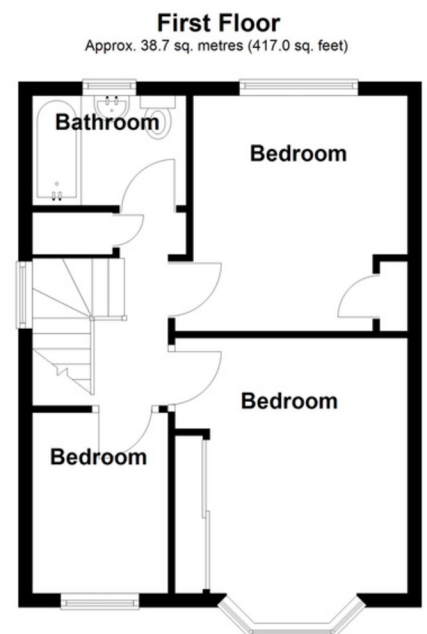
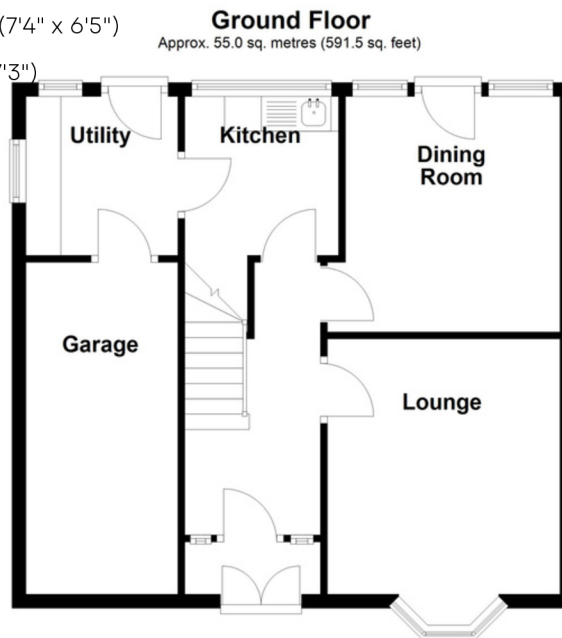
A traditional style semi-detached property offered for sale with no upward chain and requiring some updating with accommodation comprising in brief of entrance porch, reception hall, two reception rooms, kitchen, utility room, three bedrooms, bathroom, rear garden with a southerly aspect, garage and a driveway providing off road parking.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

COUNCIL TAX BAND: C

EPC Rating: D

Tenure: Freehold



Total area: approx. 93.7 sq. metres (1008.6 sq. feet)

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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