



113 Friary Road, Birmingham, B20 1AL

Offers in the region of £470,000

- Traditional Semi Detached
- Fitted Kitchen
- Low Maintenance Rear Garden
- 4 Bedrooms
- Separate Bathroom to WC on First Floor
- Parking for 3 Cars
- Two Large Reception Rooms
- En Suite Shower to Bedroom \$

113 Friary Road, Birmingham B20 1AL

Nestled on the charming Friary Road in Birmingham, this delightful semi-detached house offers a perfect blend of comfort and style. Spanning an impressive 1,658 square feet, this property boasts ample space for families or those who enjoy entertaining guests.

The home features two inviting reception rooms, ideal for both relaxation and social gatherings. With four well-proportioned bedrooms, there is plenty of room for everyone to enjoy their own private space. The property is thoughtfully designed with four bathrooms, ensuring convenience and privacy for all occupants.

Constructed in 1950, this residence combines classic charm with modern living. The layout is both functional and appealing, making it a wonderful place to call home. Additionally, the property provides parking for up to three vehicles, a valuable asset in this bustling area.

Whether you are looking for a family home or a spacious retreat, this property on Friary Road is sure to impress. With its generous living space and prime location, it presents an excellent opportunity for those seeking a comfortable and stylish lifestyle in Birmingham.



Council Tax Band: D



Porch

Entrance Hallway

Sitting Room

16'11" (max) x 10'10"

Living Room

14'1" x 16'0"

Fitted Kitchen

12'1" x 11'1"

Utility

10'5" x 3'7"

WC

Bedroom 4

14'9" (max) x 9'6"

En Suite Shower Room

6'2" x 3'9"

Stairs to First Floor

Bedroom 1

16'0" x 11'5"

Bedroom 2

16'11" (max) x 10'11"

Bedroom 3

12'1" x 11'3"

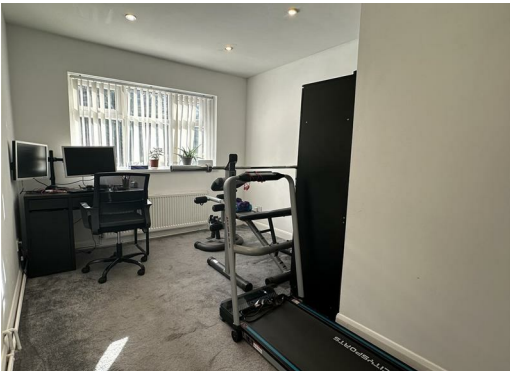
Bathroom

5'10" x 8'6"

Separate WC

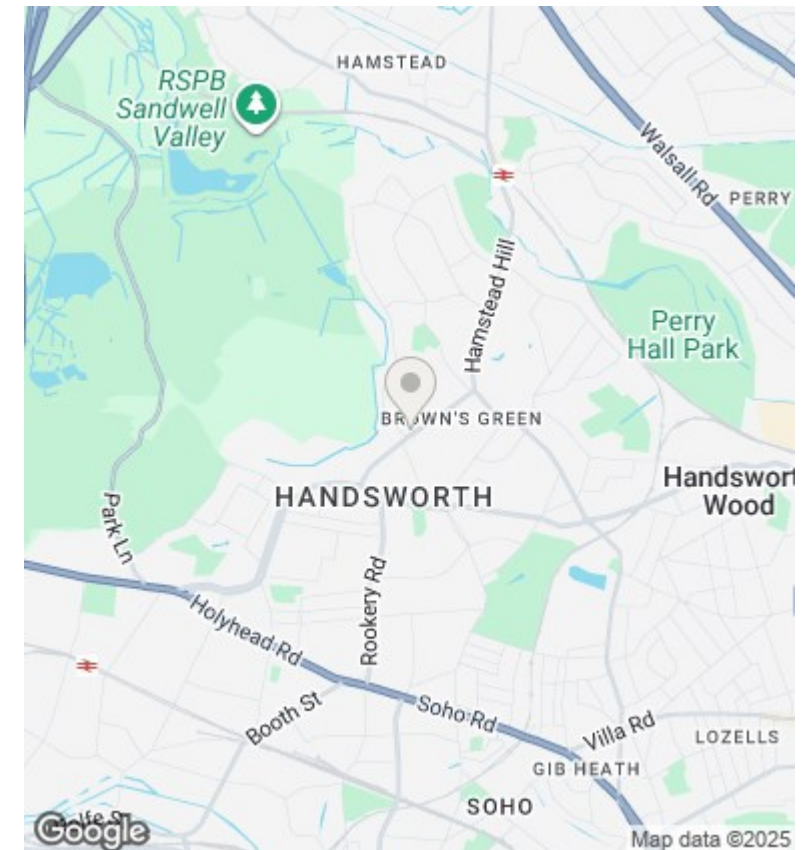
5'2" x 3'7"







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Viewings

Viewings by arrangement only. Call 01543 222 700 to make an appointment.

Council Tax Band

D

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