

Bordesley Green East, Stechford



3 2 2 D

£275,000



# Bordesley Green East, Stechford

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Well Maintained
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: C

Nestled in the desirable area of Bordesley Green East, Stechford, this charming semi-detached house offers a perfect blend of comfort and convenience. Built between 1930 and 1939, the property boasts a generous living space of 1,171 square feet, making it an ideal family home.

Upon entering, you will be greeted by two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The natural light floods through the windows, creating a warm and inviting atmosphere throughout the house. The spacious design ensures that each room feels open and airy, perfect for modern living.

The property features three comfortable bedrooms, providing plenty of room for family members or guests. Additionally, there are two well-appointed bathrooms, which add to the convenience of daily life.

Outside, the house offers parking for two vehicles, a valuable asset in this bustling area. The location itself is superb, with easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

In summary, this well-organised and thoughtfully designed home in Bordesley Green East is a rare find. With its spacious rooms, great location, and charming character, it presents an exceptional opportunity for those seeking a delightful place to call home.

## Directions

### Reception Room

3.71m x 3.65m (12'2" x 12'0")  
Double glazed bay window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling, fireplace

### Living Room

4.09m x 3.40m (13'5" x 11'2")  
Double glazed window to rear, double glazed door to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

### Kitchen

2.99m x 4.39m (9'10" x 14'5")  
Double glazed window to rear, double glazed door to rear, Lino flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan

### Shower Room

1.68m x 0.97m (5'6" x 3'2")  
Tile flooring, wall tiles, walk in shower unit, wash basin with mixer tap, heated towel rail, extractor fan

### Utility

1.70m x 2.18m (5'7" x 7'2")  
Storage units, worktop, Lino flooring, Plumbing for white goods

### Bedroom 1

3.72m x 3.67m (12'2" x 12'0")  
Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 2

4.16m x 3.43m (13'8" x 11'3")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

2.04m x 2.10m (6'8" x 6'11")  
Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

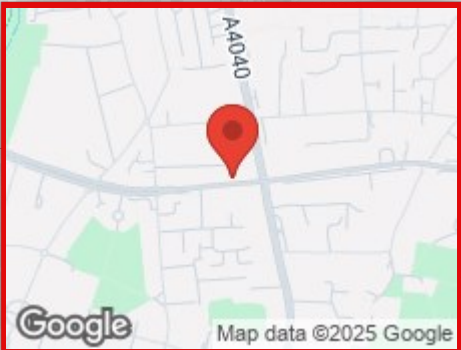
2.31 x 2.23 (7'6" x 7'3")  
Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with mixer tap, extractor fan, wall mounted radiator, built in storage

### WC

0.70m x 1.50m (2'4" x 4'11")  
Privacy double glazed window to rear, Lino flooring, pedestal sink with mixer tap, toilet, ceiling light

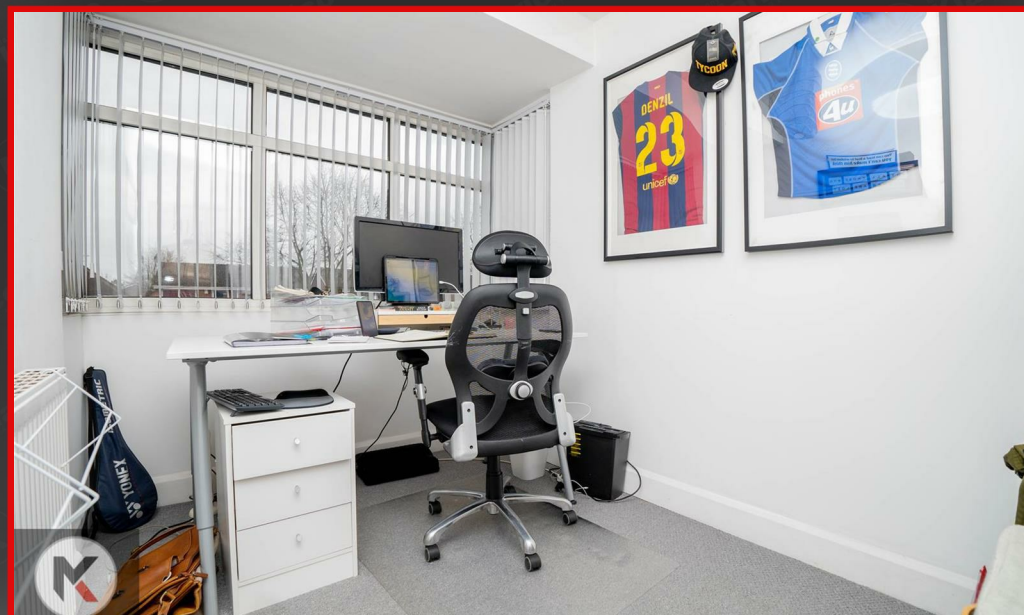
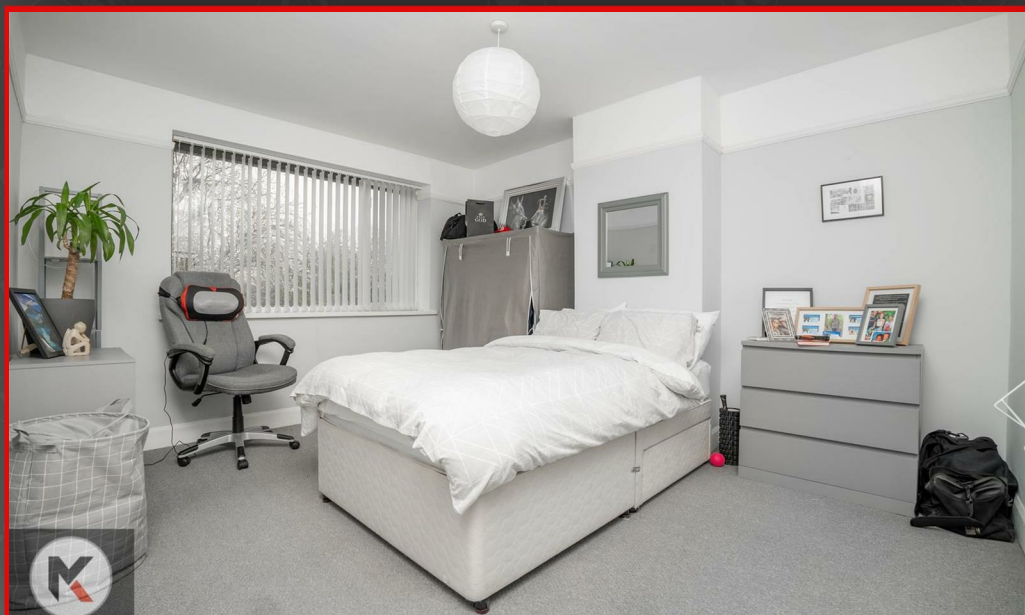
### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



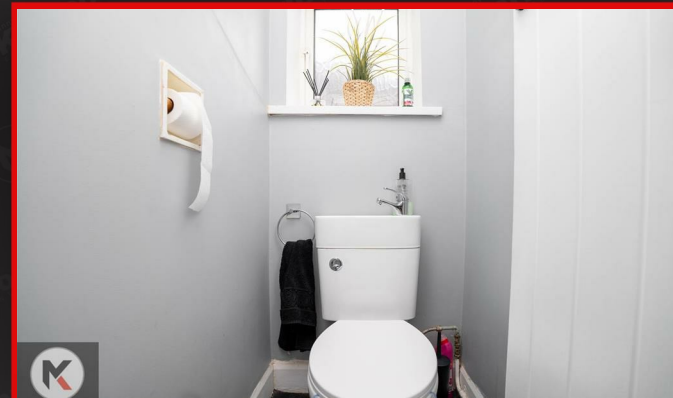


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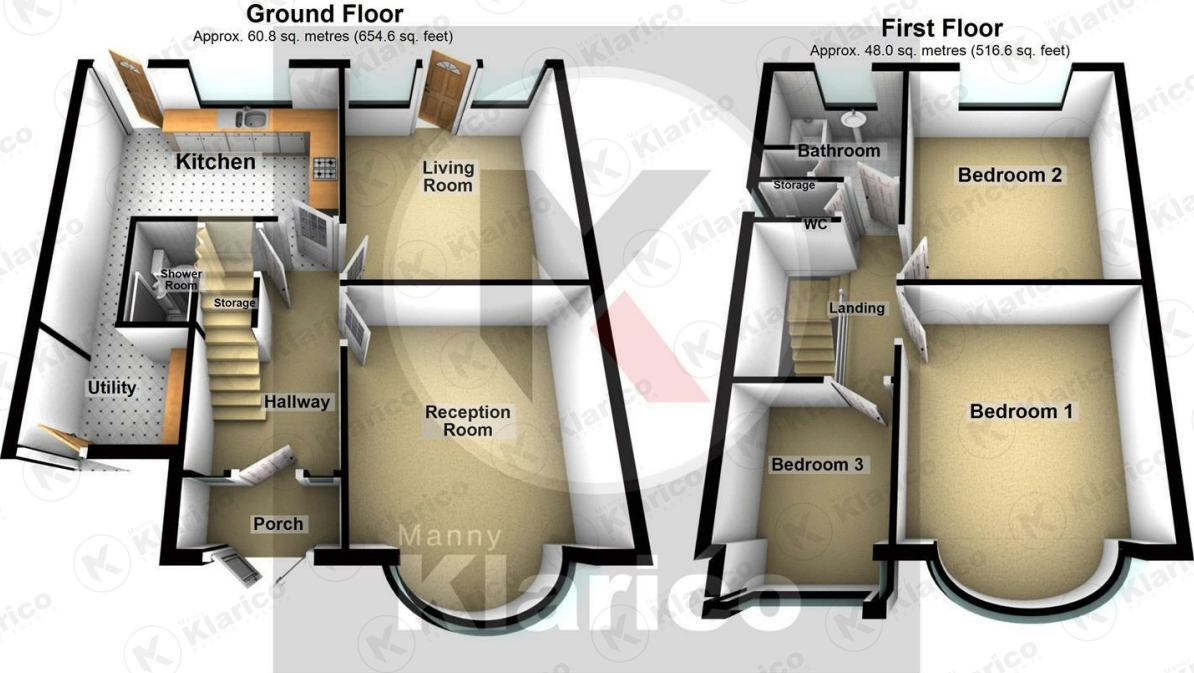




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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

332 Hob Moats Road  
Birmingham  
B92 8JT

0121 750 0390  
www.mannyklarico.co.uk

