

for sale

**£330,000** Freehold



City Road Birmingham B16 0PU

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# Property Details

## Approach

Gated front garden with lawn and path leading to front door.

## Ground Floor

### Entrance Hallway

Having stairs rising to first floor, ceiling light point, radiator, wood style laminate flooring, and access unto;

### Reception Room

Having a double-glazed bay window to the front aspect, ceiling light point, radiator, with wood style laminate flooring.

### Kitchen

Fitted kitchen with range of wall and base units, sink with drainer and mixer taps, double-glazed window to the rear aspect of the property, double-glazed patio door to rear leading out into the rear garden, integrated double electric oven and four ring electric hob, plumbing for washing machine, spotlights, part tiled walls, tiled floor, extractor fan, and integrated dishwasher.

### W.C.

Having a W.C, radiator, hand wash basin, and ceiling light point.

### Garden

Private garden having a lawn, shed, pebbled area, and path leading to parking space and garage at the rear.

## First Floor

### Landing

Having a ceiling light point, radiator, stairs rising to second floor, and access unto;

### Lounge

Having double glazed windows to front aspect of the property and double-glazed french doors, carpeted floor, ceiling light point, radiator, and radiator.



## Bathroom

Having an obscured double-glazed window to the side aspect, bath with overhead shower, W.C, vanity hand wash basin, tiled floor, part tiled wall, towel heater radiator, and spotlights.

## Bedroom Two

Having double-glazed windows to the rear aspect, carpeted floor, ceiling light point, and radiator.

## Second Floor

### Landing

Having a ceiling light point, storage cupboard housing the central heating boiler, radiator, and access unto;

### Bedroom Three

Having a double-glazed window to the front aspect, carpeted floor, ceiling light point, and radiator.

### Bedroom Four

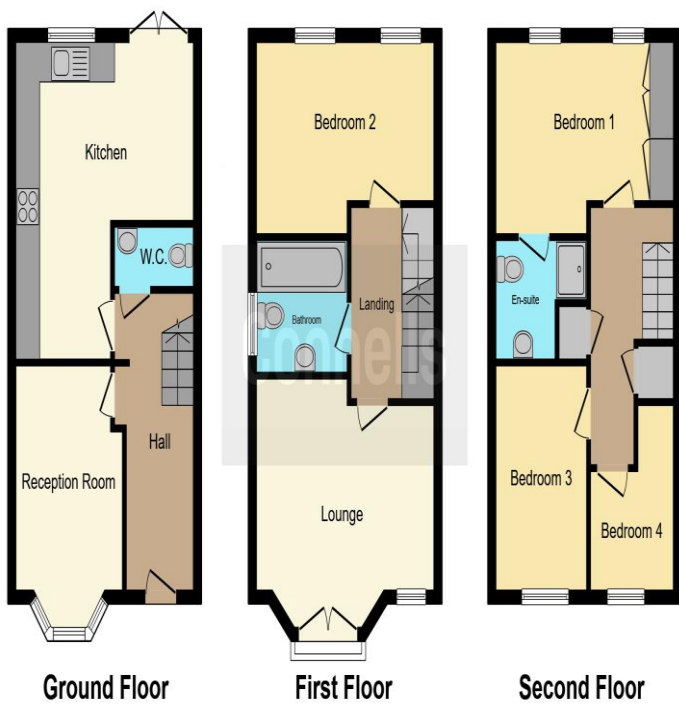
Having a double-glazed window to the front aspect, carpeted floor, ceiling light point, and radiator.

### Bedroom One

Having double-glazed windows to the rear aspect, carpeted floor, ceiling light point, and radiator, fitted wardrobes, and access to;

### En-Suite

Having a shower cubicle, W.C, hand wash basin, part tiled walls, tiled floor, ceiling light point, and tower warmer radiator.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**Tenure: Freehold**

**EPC Rating: C**

Property Ref: BEA311789 - 0004

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