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# offers in the region of £479,000 Freehold

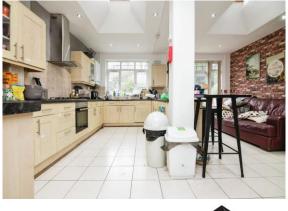


## Portland Road Birmingham B17 8LS

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### **Property Details**

#### Approach

Paved driveway bordered by hedges.

#### **Ground Floor**

#### Porch

A double-glazed porch featuring a light point for evening illumination.

#### **Entrance Hallway**

The entrance hallway features stairs rising to the first floor, ceiling light points, and a radiator. It provides access to;

#### W.C

The downstairs W.C. includes a hand wash basin, W.C., ceiling light point, and a radiator.

#### **Kitchen/Dining Room**

A spacious kitchen/diner featuring a wide range of wall and base units, an integrated electric oven, and a four-ring gas hob. The room is well-lit with spotlights and skylights, and includes a cooker hood extractor and a central heating boiler. A double-glazed window offers a view of the rear aspect, while double-glazed patio doors lead out to the rear garden. The kitchen also boasts a breakfast bar, a sink with drainer and mixer tap, tiled floor, part-tiled walls, and a radiator.

#### Utility

The utility room is equipped with plumbing for a washing machine, space for a tumble dryer, and a sink with drainer and mixer tap. It also features a ceiling light point.

#### **Bedroom Three**

Located on the ground floor, Bedroom Three features a double-glazed window with a view of the rear garden. The room includes laminate flooring, spotlights, and a radiator.

#### **Bedroom Four**

Located on the ground floor, Bedroom Four features a doubleglazed bay window with a view of the front aspect. The room includes laminate flooring, a ceiling light point, and a radiator.

#### Garage

The garage offers plenty of storage space and is equipped with a ceiling light point and mains electricity. It can be

accessed through the utility room.

#### **First Floor**

#### **Bedroom Two**

Located on the first floor, Bedroom Two features a doubleglazed window with a view of the front aspect. The room includes a carpeted floor, a ceiling light point, a radiator, and has access to an en-suite.

#### **En-Suite**

The en-suite features a shower cubicle, W.C., hand wash basin, and a radiator. It includes an obscured double-glazed window to the rear aspect, a tiled floor, part-tiled walls, a ceiling light point, and a radiator.

#### **Bedroom Seven**

Bedroom Seven features a double-glazed window with a view of the front aspect. The room includes a carpeted floor, a ceiling light point, and a radiator.

#### **Bedroom Five**

Bedroom Five features a double-glazed bay window with a view of the front aspect. The room includes a carpeted floor, a ceiling light point, and a radiator.

#### **Bedroom Six**

Bedroom Five features a double-glazed window with a view of the rear aspect. The room includes a carpeted floor, a ceiling light point, and a radiator.

#### Bathroom

The bathroom features a bath with an overhead shower and mixer tap, a hand wash basin, and a W.C. It includes linoleum flooring, tiled walls, an obscured window to the rear, a ceiling light point, and a radiator.







#### **Bedroom One**

Located in the loft space, Bedroom One features skylights, carpeted flooring, wall light points, and a radiator. It also has access to an en-suite.

#### **En-Suite**

The bathroom features a bath with an overhead shower and mixer tap, a hand wash basin, and a W.C. It includes linoleum flooring, tiled walls, an obscured window skylight, a ceiling light point, and a 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 misstalement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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122-123 Poplar Road Bearwood SMETHWICK B66 4AP

Tenure: Freehold

**EPC** Rating: D

Property Ref: BEA312045 - 0008

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