

for sale

**£240,000** Freehold



## Dads Lane Birmingham B13 8PG

Semi Detached House, Lounge, Dining Room, Kitchen, Utility Area, Bathroom, Rear Garden and Off Road Parking. Full refurbishment required

- Energy Rating: E
- Full Refurbishment Required
- Popular Location
- Semi- Detached House
- Lounge and Dining Room

# Property Details

## Entrance Hall

Double glazed door to the front, double glazed window to the side, stairs rising to the first floor landing, storage cupboard with double glazed window to the side and doors to

## Lounge 15' x 10' 9" ( 4.57m x 3.28m )

Double glazed sliding door to the rear and gas fire

## Dining Room 10' 10" x 10' 9" plus recess ( 3.30m x 3.28m plus recess )

Double glazed bay window to the front and wall mounted radiator

## Kitchen 8' 4" x 5' 11" plus recess ( 2.54m x 1.80m plus recess )

Double glazed window to the rear, wall and base units incorporating a sink, electric oven, gas hob with hood over, wall mounted radiator and door to

## Utility Area

Doors to the front and rear. space for washing machine, tumble dryer, dishwasher and fridge freezer

## First Floor Landing

Double glazed obscure window to the side, loft access, storage cupboard and doors to

## Bedroom 1 15' 1" x 10' ( 4.60m x 3.05m )

Double glazed window to the front and wall mounted radiator

## Bedroom 2 11' x 9' 6" ( 3.35m x 2.90m )

Double glazed window to the rear and wall mounted radiator

## Bedroom 3 7' 11" x 7' 4" ( 2.41m x 2.24m )

Double glazed window to the front and wall mounted radiator

## Bathroom

Double glazed obscure window to the rear, bath with over bath electric shower, hand wash basin, low level w.c, heated towel rail and storage cupboard

## Externally

### Front

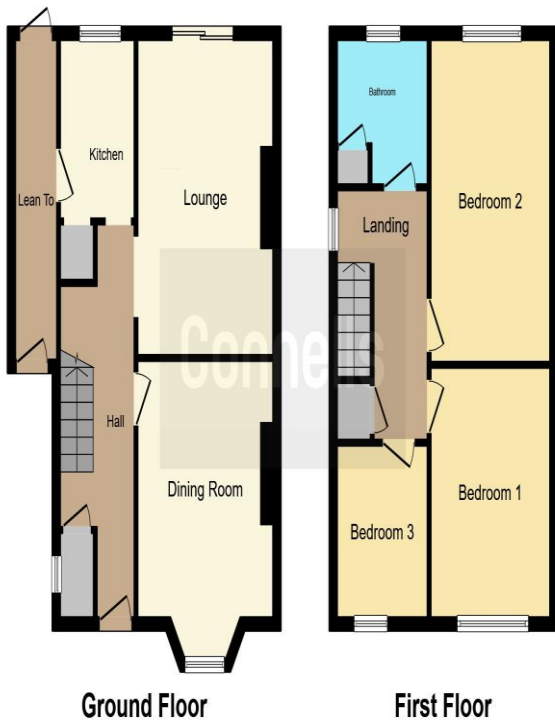
To the front is off road parking

## Rear

To the rear is a garden with summer house







To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: E**

Property Ref: KTH308926 - 0004

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