

for sale

£260,000 Freehold



Dads Lane Birmingham B13 8PG

THREE BEDROOM semi-detached property on Dads Lane in STIRCHLEY. There are **GREAT TRANSPORT LINKS** nearby, including the new Pineapple Road Train Station, and a **VIBRANT** local community. Close to Highbury Park and good schools, this property has two reception rooms, three bedrooms, and **OFF ROAD PARKING**.

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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

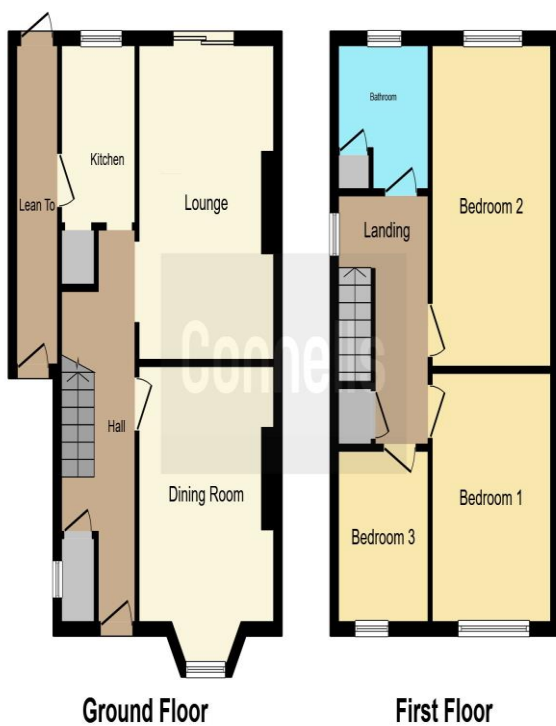
Externally Front

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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Property Ref: KTH308926 - 0009

Tenure:Freehold EPC Rating: E

Council Tax Band: B

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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