

for sale

offers over **£200,000** Freehold



Ardencote Road Birmingham B13 0RN

Semi-detached house, lounge, kitchen, utility room, three bedrooms, family shower room, front and rear gardens.

- Energy Rating: D
- No Upward Chain
- Semi-Detached
- Three Bedrooms
- Family Shower Room

Property Details

Entrance Hall

Front facing door, and front facing stairs. Door to

Lounge 19' 8" x 9' 9" (5.99m x 2.97m)

Dual aspect double glazed windows to the front and rear. Two wall mounted radiators and a Living Flame gas fire.

Kitchen 11' x 9' 7" (3.35m x 2.92m)

Rear facing double glazed window, a range of wall and base units, integrated Fridge/ Freezer, one and a half sinks, wall mounted radiator and door to

Utility Room 9' 8" x 6' 6" (2.95m x 1.98m)

Side facing double glazed window and door, access to the the central heating boiler, and storage cupboard

Landing

Loft access, wall mounted radiator, storage cupboard and doors to

Bedroom 1 11' 6" MAX narrowing to 8' 9" MIN x 10' 4" (3.51m MAX narrowing to 2.67m MIN x 3.15m)

Front facing double glazed window, wall mounted radiator and storage cupboard.

Bedroom 2 13' 6" x 9' (4.11m x 2.74m)

rear facing double glazed window, and wall mounted radiator.

Bedroom 3 10' 6" x 6' 5" (3.20m x 1.96m)

Front facing double glazed window and wall mounted radiator.

W.C

Rear facing double glazed window and low level W.C

Garden

Front lawned garden, lawn garden to the rear with side gate access.

Shower Room

rear facing double glazed window, double shower including an electric shower, hand wash basin, and heated towel rail.





To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: D

Property Ref: KTH309757 - 0010

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