for sale

offers in the region of

£180,000 Freehold



Roma Road Birmingham B11 2JH

Mid Terrace House, Study/Playroom, Lounge, Kitchen. Ground Floor Bathroom, Three Double Bedrooms, Rear Garden and a Generous Brick Out Building

- Energy Rating: D
- NO UPWARD CHAIN
- Mid Terrace
- Lounge
- Study/Playroom/Dining Room





# **Property Details**

#### **Entrance Hall**

Door to the front, a wall mounted radiator and doors to

# **Study/Playroom/Dining Room** 12' 9" x 7' 4" ( 3.89m x 2.24m )

Single glazed window to the front and a wall mounted radiator

#### **Lounge** 11' 1" x 10' 7" ( 3.38m x 3.23m )

Single glazed window to the rear, stairs rising to the first floor landing, a wall mounted radiator, storage cupboard and door to

### **Kitchen** 8' 5" x 5' 3" ( 2.57m x 1.60m )

Single glazed window to the side, a range of base units, a single drainer sink, a wall mounted radiator, central heating boiler and door to

#### **Rear Vestibule**

Door to the side and door to

#### **Bathroom**

Single glazed window to the side, bath with over bath electric shower, low level w.c, a hand wash basin and a wall mounted radiator

#### First Floor Landing

Loft access, a wall mounted radiator and doors to

#### **Bedroom 1** 11' 4" x 10' 7" ( 3.45m x 3.23m )

Two single glazed windows to the front and a wall mounted radiator

#### **Bedroom 2** 11' 2" x 7' 9" ( 3.40m x 2.36m )

Single glazed window to the rear, a storage cupboard and a wall mounted radiator

## Bedroom 3 8' 6" x 5' 3" ( 2.59m x 1.60m )

Single glazed window to the rear and a wall mounted radiator

### **Externally**

To the rear is a patio and lawn plus a brick out building

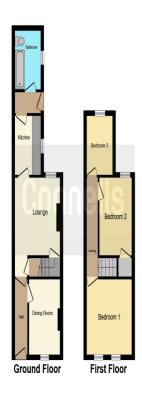
## **Brick Out Building** 11' 5" x 10' 4" ( 3.48m x 3.15m )

Double glazed window into the garden and doors to the rear and into the garden









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 florm 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

To view this property please contact Connells on

T 0121 443 3357 E kingsheath@connells.co.uk

93 High Street Kings Heath BIRMINGHAM B14 7BW

Tenure: Freehold

**EPC** Rating: D

Property Ref: KTH309733 - 0002

<sup>1.</sup> 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.