

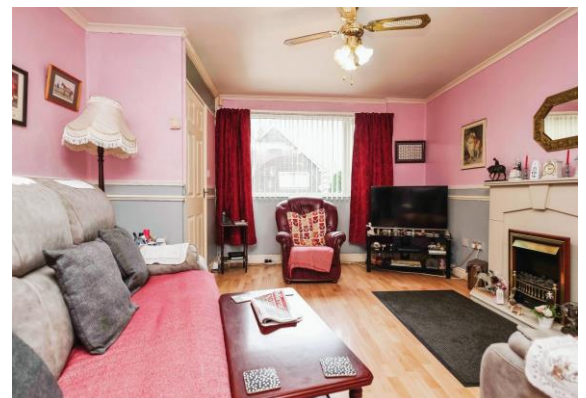
for sale

offers over **£200,000** Freehold



## Salop Street Birmingham B12 0TL

\*End of Terrace House \*Three Bedrooms  
\*Lounge \*Dining Room \*Kitchen \*Shower  
Room \*Low Maintenance Gardens



Residential Sales & Lettings | Mortgage Services |  
Conveyancing | Surveyors | Land & New Homes

# Property Details

## Entrance

Having a composite door to the front, which leads into the hallway where you will find stairs rising to the first floor landing, a double glazed window to the side, a wall mounted radiator, a storage cupboard housing the utility meters and a door leading into the lounge.

## Lounge 14' 9" x 12' 10" ( 4.50m x 3.91m )

Having an opening through to the dining area, gives the feel of having dual aspects to both the front and rear, which allows the light to flood through. With a double glazed window to the front, a wall mounted radiator and an electric fire to the lounge area

## Dining Room 11' 7" x 8' 9" ( 3.53m x 2.67m )

With double glazed French doors to the rear, a wall mounted radiator and a door leading to the kitchen.

## Kitchen 11' 6" x 7' 1" ( 3.51m x 2.16m )

Having a range of wall and base units offering ample work surfaces, a single drainer sink, a storage cupboard and a double glazed window to the rear.

## First Floor Landing

To the landing area you will find an access point to the loft area, a storage cupboard housing the central heating boiler and doors leading to all rooms.

## Bedroom 1 14' 8" x 8' 9" ( 4.47m x 2.67m )

Having a double glazed window to the front and a wall mounted radiator.

## Bedroom 2 12' 11" x 8' 9" ( 3.94m x 2.67m )

Having a double glazed window to the rear and a wall mounted radiator.

## Bedroom 3 7' 3" x 6' 8" Plus door recess ( 2.21m x 2.03m Plus door recess )

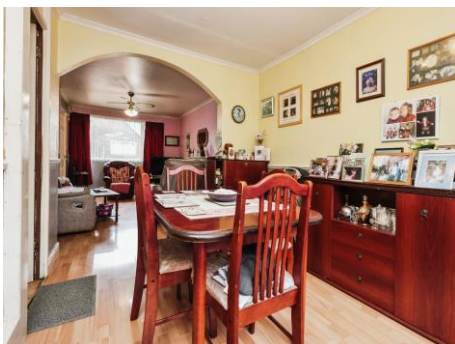
Having a double glazed window to the front, a wall mounted radiator and a storage cupboard,

## Family Shower Room

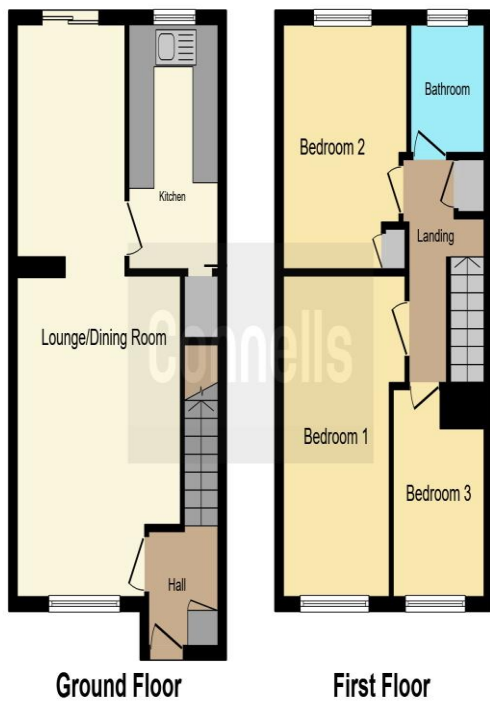
Having a double glazed window to the rear, a shower cubicle with an electric shower, a hand wash basin and a low level w.c.

## Externally

To the front you will find a low maintenance garden with pebbled area, whilst to the rear there is a block paved garden, housing a brick built shed.







To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: KTH310272 - 0002

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 misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)