



**Old Bromford Lane, BIRMINGHAM B8 2RP**

**welcome to**

## **Old Bromford Lane, BIRMINGHAM**

\*\*\* DO NOT MISS OUT \*\*\* SEMI DETACHED \*\*\* TWO RECEPTION ROOMS \*\*\* EXTENDED KITCHEN \*\*\* BATHROOM \*\*\* DOWNSTAIRS WC \*\*\* THREE BEDROOMS \*\*\* DOUBLE GARAGE \*\*\* DRIVEWAY \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band B

### **Entrance Porch**

Double glazed window to front, gas and electric meter, door to hall and ceiling lightpoint.

### **Entrance Hall**

Radiator and ceiling lightpoint.

### **Cloakroom**

Low level WC, vanity sink and ceiling lightpoint.

### **Lounge**

14' 5" x 10' 3" ( 4.39m x 3.12m )

Double glazed window to front, radiator and ceiling lightpoint.

### **Dining Room**

9' 6" x 10' 6" ( 2.90m x 3.20m )

Radiator and ceiling lightpoint.

### **Kitchen**

14' 9" x 7' 8" ( 4.50m x 2.34m )

Double glazed windows to rear, double glazed door to garden, sink and drainer, built in oven, microwave, hob and extractor, space for washing machine, integrated fridge freezer, wall and base units and ceiling lightpoint.

### **Landing**

Double glazed window to side, loft and ceiling lightpoint.

### **Bedroom One**

10' 5" x 13' 1" ( 3.17m x 3.99m )

Double glazed window to front, radiator and ceiling lightpoint.

### **Bedroom Two**

10' 3" x 12' ( 3.12m x 3.66m )

Double glazed window to rear, fitted wardrobes, radiator and ceiling lightpoint.

### **Bedroom Three**

7' 1" x 5' 4" ( 2.16m x 1.63m )

Double glazed window to front, radiator and ceiling lightpoint.

### **Bathroom**

Obscure double glazed to rear, low level WC, vanity sink, shower cubicle, towel rail radiator and spotlights.

### **Rear Garden**

Patio, laid lawn and double garage with double glazed window.



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)





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- SEMI DETACHED
- TWO RECEPTION ROOMS
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- EXTENDED KITCHEN
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Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in excess of  
**£270,000**



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