



Squires Gate Walk, Birmingham B35 7JN

welcome to

Squires Gate Walk, Birmingham

- WLL PRESENTED ENDTERRACE
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- BATHROOM

Tenure: Freehold EPC Rating: C

offers over

£220,000

Agent Note

The Council Tax Band is A.

Approach

Paved path, artificial lawn to the side and slate covered border, leading to double glazed front door to hallway.

Entrance Hall

Double glazed windows to side, front and rear, laminate flooring, staircase to first floor, ceiling light point and access to lounge.

Lounge

12' 4" x 11' 3" (3.76m x 3.43m)
Double glazed window to front, one radiator, spotlights, laminate flooring and access to kitchen diner.

Kitchen / Diner

13' max x 16' 7" (3.96m max x 5.05m)
Double glazed window to side, doubled glazed window and door to rear, one radiator, fitted cupboard drawers and units, roll top work top, stainless steel one and a half sink and drainer, integrated hob with cooker hood above, double oven, plumbing for washing machine, wall mounted central heating boiler, laminate flooring and access to further living space.

Living Area

8' 7" x 8' 6" (2.62m x 2.59m)
Skylight window to ceiling, double glazed window to side, double glazed

double doors to rear with access to garden.

Landing

Double glazed window to side, loft access with ladder, ceiling light point, door to airing cupboard and further doors to all bedrooms and bathroom.

Bedroom One

13' 3" x 9' 6" + door recess (4.04m x 2.90m + door recess)
Double glazed window to front, radiator, ceiling light point and fitted wardrobes.

Bedroom Two

9' 8" x 9' 3" min plus recess (2.95m x 2.82m min plus recess)
Double glazed to rear, one radiator, ceiling light point and fitted wardrobes.

Bedroom Three

6' 8" min extending to 10' 4" max x 6' 8" (2.03m min extending to 3.15m max x 2.03m)
Double glazed window to front, one radiator, ceiling light point and built in cupboard.

Bathroom

Obscure double glazed window to rear, panel bath with shower over and tiled around, pedestal hand wash basin, low level wc, laminate flooring, ceiling light point and radiator.

Side And Rear Garden

Mainly block paved, gravelled area to side, raised decking area, shrub boarders, a gate to rear and side access and double gates to rear parking.

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Property Ref:

CAB110906 - 0003

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