



**Guernsey Drive, Birmingham B36 0PA**

**welcome to**

## **Guernsey Drive, Birmingham**

\*\*\* END OF TERRACE \*\*\* THREE BEDROOMS \*\*\* LOUNGE \*\*\* KITCHEN \*\*\* BATHROOM \*\*\* FRONT AND REAR GARDEN \*\*\* POPULAR RESIDENTIAL LOCATION \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* NO CHAIN \*\*\* FREEHOLD \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band A.

shower cubicle, vanity sink, low level wc, bath and spotlights.

### **Entrance Porch**

Door to hall and storage cupboard.

### **Rear Garden**

Mainly lawn and fence borders.

### **Entrance Hall**

Stairs and ceiling lightpoint.

### **Lounge**

12' x 16' 1" ( 3.66m x 4.90m )

Double glazed window to rear, double glazed door to garden and ceiling lightpoint.

### **Kitchen**

11' x 8' ( 3.35m x 2.44m )

Double glazed window to front, wall and base units, space for appliances, steel sink and drainer, understairs storage and ceiling lightpoint.

### **Landing**

Storage cupboard and ceiling lightpoint.

### **Bedroom One**

9' x 12' ( 2.74m x 3.66m )

Double glazed window to rear, storage cupboard and ceiling lightpoint.

### **Bedroom Two**

11' max x 8' ( 3.35m max x 2.44m )

Double glazed window to front and ceiling lightpoint.

### **Bedroom Three**

9' x 7' 1" ( 2.74m x 2.16m )

Double glazed window to rear and ceiling lightpoint.

### **Bathroom**

Two double glazed window to front, separate





**Ground Floor**

**First Floor**

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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Tenure: Freehold EPC Rating: E

**£165,000**



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