



**Flamborough Close, Birmingham B34 6LX**

**welcome to**

## **Flamborough Close, Birmingham**

\*\*\* NO CHAIN \*\*\* SEMI DETACHED \*\*\* DORMER BUNGALOW \*\*\* FOUR BEDROOMS \*\*\* MODERNISED THROUGHOUT \*\*\* HEAVILY EXTENDED \*\*\* THREE BATHROOMS \*\*\* HUGE KITCHEN \*\*\* OPEN PLAN \*\*\* OUTBUILDING \*\*\* UTILITY ROOM \*\*\* DRIVEWAY \*\*\* GARDEN \*\*\* FREEHOLD \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

### **Agent Note**

Council Tax Band C.

### **Approach**

Driveway.

### **Entrance Hall**

Storage cupboard and radiator.

### **Lounge/Kitchen**

34' x 12' ( 10.36m x 3.66m )

Bi-folds to garden, wall and base units, island with seating, built in oven, hob and extractor, sink and drainer and ceiling lightpoint.

### **Utility Room**

4' 1" x 7' ( 1.24m x 2.13m )

Worktops, plumbing for washing machine and spotlights.

### **Bedroom One**

15' 1" x 11' ( 4.60m x 3.35m )

Bi-folds to garden and spotlights.

### **En Suite**

Shower cubicle, vanity sink, low level wc, under floor heating and spotlights.

### **Reception Room Two**

9' 4" x 13' 3" ( 2.84m x 4.04m )

### **Utility**

13' x 9' ( 3.96m x 2.74m )

Double glazed window to front, radiator and spotlights.

### **Study/Play Room**

6' x 10' ( 1.83m x 3.05m )

Double glazed window to front, radiator and ceiling lightpoint.

### **Bathroom**

Jacuzzi bath, separate bath and shower, vanity sink, low level wc, towel rail radiator and spotlights.

### **Landing**

Storage cupboard.

### **Bedroom Two**

15' x 10' ( 4.57m x 3.05m )

Double glazed window to rear, radiator, spotlights and ceiling lightpoint.

### **Bedroom Three**

10' x 12' ( 3.05m x 3.66m )

Velux window, storage cupboard, radiator and spotlights.

### **Bedroom Four**

9' x 6' ( 2.74m x 1.83m )

Velux window, storage cupboard, radiator and spotlights.

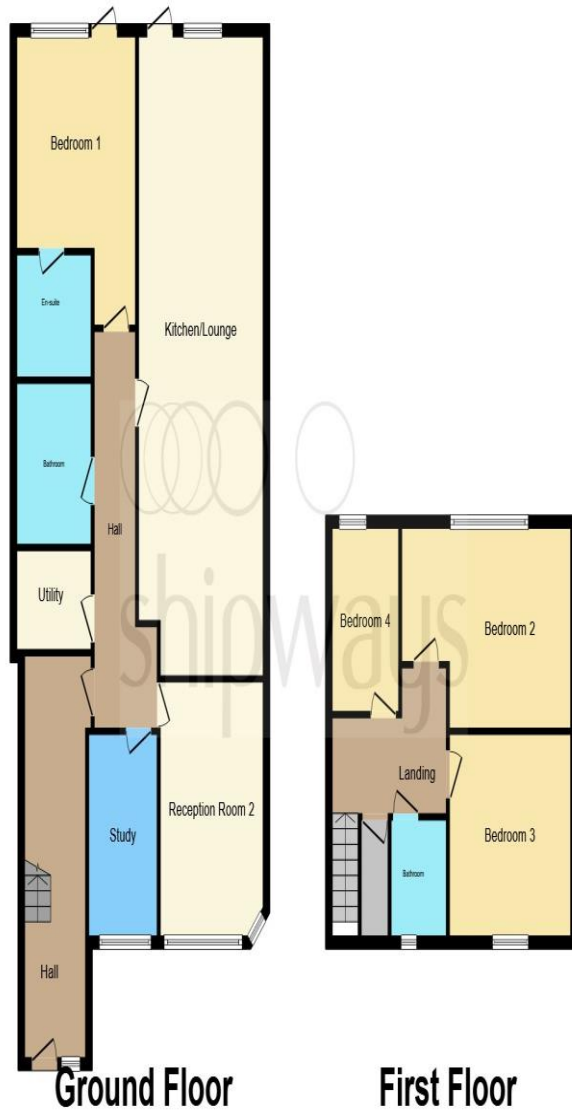
### **Bathroom**

Velux window, bath with shower, low level wc, and towel rail radiator.

### **Rear Garden**

Brick built summer house.





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
- DORMER BUNGALOW
- FOUR BEDROOMS
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- HUGE KITCHEN

Tenure: Freehold EPC Rating: C

offers in the region of

**£360,000**



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