

**Old Forest Way, Birmingham B34 6UB** 



### welcome to

# **Old Forest Way, Birmingham**

\*\*\* WELL PRESENTED \*\*\* THREE BEDROOMS \*\*\* LOUNGE DINER \*\*\* KITCHEN \*\*\* BATHROOM \*\*\* DRIVEWAY \*\*\* GARDEN \*\*\* FREEHOLD \*\*\* POPULAR RESIDENTIAL LOCATION \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* PERFECT FIRST TIME BUY \*\*\* CALL SHIPWAYS TO VIEW \*\*\*

### Agent Note

Council Tax Band B.

**Approach** Driveway.

#### **Entrance Porch**

Double glazed window to front and side, door to lounge, meter cupboard and tiled floor.

#### Lounge

15' 2" x 14' 5" max ( 4.62m x 4.39m max ) Double glazed window to front, storage cupboard understairs, door to kitchen, radiator and ceiling lightpoint.

### Kitchen

10' max x 8' 4" ( 3.05m max x 2.54m ) Double glazed to rear, wall and base units, toll top work surfaces, sink and drainer, door to fold by, hob cooker and extractor, plumbing for washing machine and ceiling lightpoint.

### Landing

Loft access and ceiling lightpoint.

### **Bedroom One**

10' 1" x 8' 5" ( 3.07m x 2.57m ) Double glazed window to rear, built in wardrobes, radiator and ceiling lightpoint.

**Bedroom Two** 7' 6" x 8' 7" ( 2.29m x 2.62m ) Double glazed window to front, radiator and ceiling lightpoint.

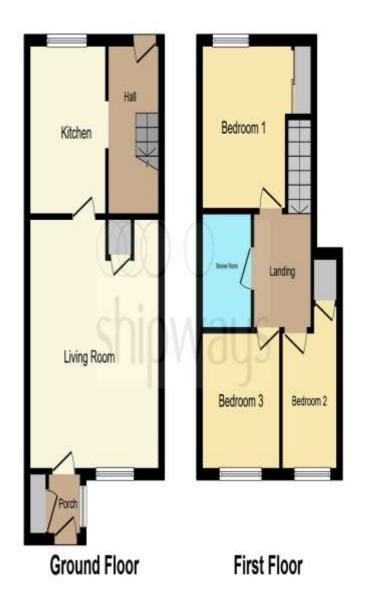
**Bedroom Three** 7' 6" x 6' 1" ( 2.29m x 1.85m ) Double glazed window to front, built in cupboard, radiator and ceiling lightpoint.

#### Bathroom

Shower cubicle, low level wc, extractor sink, radiator and ceiling lightpoint.

#### Rear Garden

Decked patio, mainly laid to lawn, shrub boarders, fenced and rear access.



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, ornission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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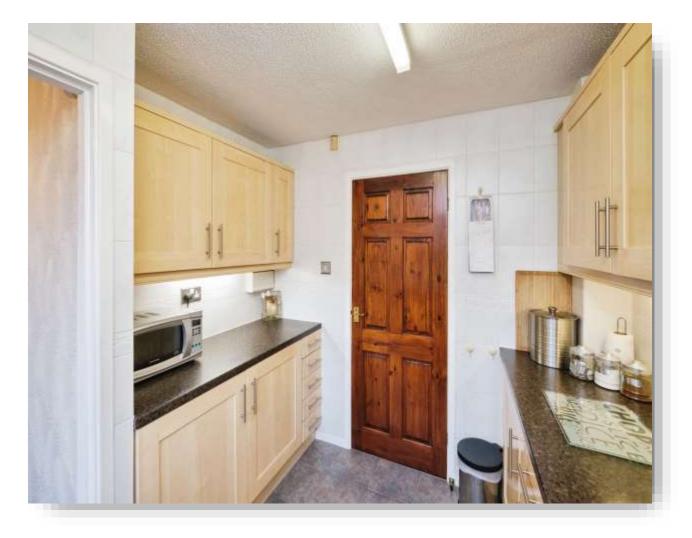
# Birmingham

- MID TERRACE
- LOUNGE DINER
- KITCHEN
- THREE BEDROOMS
- BATHROOM

Tenure: Freehold EPC Rating: C

offers over

£210,000



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# 0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich, BIRMINGHAM, West Midlands, B36 0JE



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