



**School Drive, Birmingham B34 7NR**

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**welcome to**

## **School Drive, Birmingham**

\*\*\* IMMACULATLY PRESENTED \*\*\* THREE DOUBLE BEDROOMS INCLUDING MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE \*\*\* FULLY FITTED KITCHEN \*\*\*GAS CENTRAL HEATING\*\*\* LOUNGE \*\*\* CONSERVATORY \*\*\* FAMILY BATHROOM \*\*\* DOWNSTAIRS WC \*\*\* GARAGE \*\*\* PARKING FOR THREE CARS \*\*\* NO CHAIN \*\*\* FREEHOLD \*\*\*

### **Agent Note**

Council Tax Band D.

### **Entrance Hall**

Radiator and spotlights.

### **Wc**

Double glazed window to front, low level wc, vanity sink, towel rail radiator and spotlights.

### **Lounge**

13' 3" x 16' 2" ( 4.04m x 4.93m )

Double glazed french doors to conservatory, door to storage cupboard and spotlights.

### **Kitchen**

6' 4" x 12' 9" ( 1.93m x 3.89m )

Double glazed window to front, wall and base units with integrated washing machine, dishwasher and fridge freezer. Also built in oven and hob. Quartz work tops and splash back,undermounted sink and drainer, extractor fan, radiator and spotlights.

### **Conservatory**

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double glazed window to side and rear, double glazed french doors to garden and ceiling lightpoint.

### **Landing**

Radiator and ceiling lightpoint.

### **Bedroom Two**

13' 4" x 11' ( 4.06m x 3.35m )

Two double glazed window to front, radiator and ceiling lightpoint.

### **Bedroom Three**

11' 7" x 13' 4" ( 3.53m x 4.06m )

Double glazed window to rear, radiator and ceiling lightpoint.

### **Bathroom**

Low level wc, shower over bath, vanity sink, towel rail radiator and spotlights.

### **Second Floor Landing**

Door to master and ceiling lightpoint.

### **Bedroom One**

13' 5" x 13' 3" ( 4.09m x 4.04m )

Double glazed window to front, arch to dressing room, loft hatch, hot press cupboard, storage cupboard and ceiling lightpoint.

### **Dressing Room**

6' 5" x 10' 7" ( 1.96m x 3.23m )

Built in wardrobes, door to en suite, radiator and sky light.

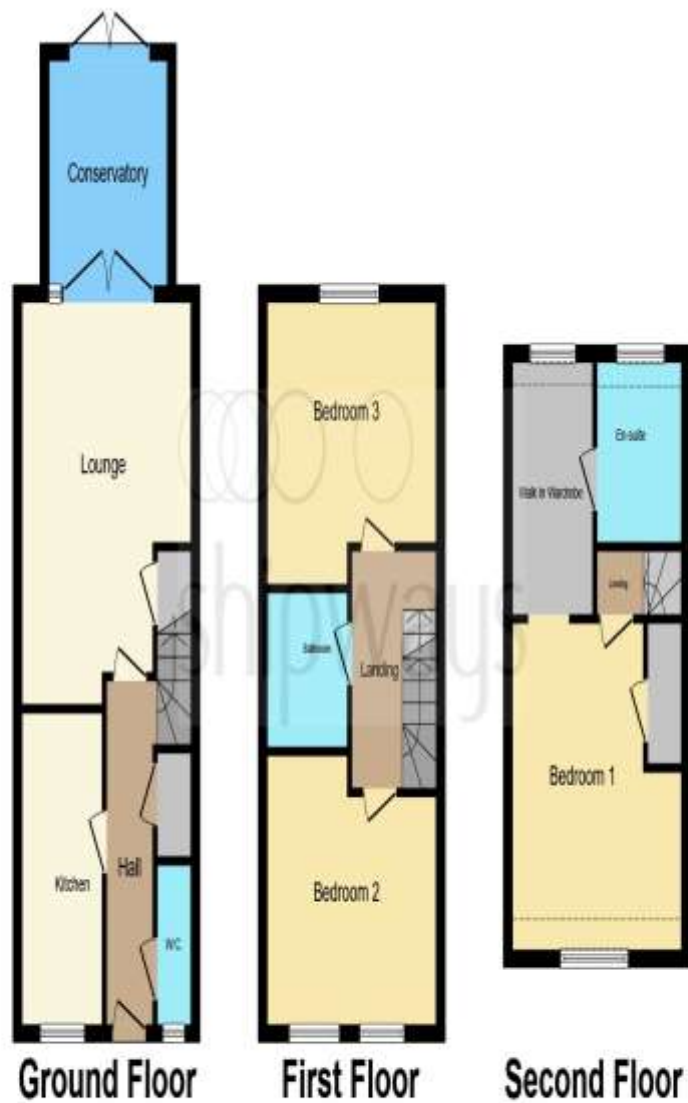
### **En Suite**

Shower cubicle, low level wc, vanity sink, storage cupboard, heated towel rail radiator, sky light and spotlights.

### **Rear Garden**

Patio, fenced and access to garage via gate.





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)



**welcome to**  
**School Drive,**  
**Birmingham**

- THREE STOREY
- THREE DOUBLE BEDROOMS
- INCLUDING MASTER WITH DRESSING ROOM AND EN SUITE
- LOUNGE/ KITCHEN/ BATHROOMS
- CONSERVATORY

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

offers over  
**£280,000**



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