



**Audley Road, BIRMINGHAM B33 9DY**

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**welcome to**

## **Audley Road, BIRMINGHAM**

**\*\*HEAVILY EXTENDED END TERRACE PROPERTY\*\*THREE DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*EXTENDED LIVING/KITCHEN/DINING ROOM\*\*DOWNSTAIRS TOILET\*\*UPSTAIRS BATHROOM\*\*LANDSCAPED REAR GARDEN\*\*VIEWING ESSENTIAL\*\***

### **Agent Note**

Council Tax Band A.

### **Entrance Hall**

Stairs to first floor, coving, laminate floor, two radiators and ceiling lightpoint.

### **Cloakroom**

Double glazed window to side, low level wc, vanity sink, tiled floor, radiator and ceiling lightpoint.

### **Lounge**

21' 1" x 9' 4" min extending to 10' 4" max ( 6.43m x 2.84m min extending to 3.15m max )  
Double glazed window to front, coving, laminate floor, radiator and ceiling lightpoint.

### **Reception Room Three**

16' 7" x 7' min extending to 8' 6" max ( 5.05m x 2.13m min extending to 2.59m max )  
Double glazed window to front and side, coving, laminate floor, radiator, wall lightpoint and ceiling lightpoint.

### **Living / Kitchen / Diner**

22' 2" x 19' 2" ( 6.76m x 5.84m )  
Double glazed window to rear, double glazed double doors to garden, cupboard draw units, work surfaces, island, stainless steel gas hob cooker hood, double oven, washing machine and dishwasher, stainless steel and drainer, boiler, tiled floor, radiator, ceiling lightpoint and spotlights.

### **Landing**

Loft access, coving, radiator and ceiling lightpoint.

### **Bedroom One**

15' 1" x 10' 8" ( 4.60m x 3.25m )  
Double glazed window to front and side, coving,

laminate floor, radiator and ceiling lightpoint.

### **Bedroom Two**

13' 5" x 10' 9" ( 4.09m x 3.28m )  
Double glazed window to rear, radiator and ceiling lightpoint.

### **Bedroom Three**

13' 6" x 7' 9" ( 4.11m x 2.36m )  
Two double glazed windows to front, radiator and ceiling lightpoint.

### **Bathroom**

Double glazed window to side, P shape bath, shower, low level wc, vanity sink, laminate floor, radiator and ceiling lightpoint.

### **Rear Garden**

Two tiered garden, patio area, steps to further candid area, enclosed fence and door to side access.



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**welcome to**  
**Audley Road,**  
**BIRMINGHAM**

- HEAVILY EXTENDED END OF TERRACE
- EXTENDED LIVING KITCHEN DINING ROOM
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

**£325,000**



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**0121 747 4722**



[castlebromwich@shipways.co.uk](mailto:castlebromwich@shipways.co.uk)



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



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