



Pear Tree Close, BIRMINGHAM B43 6JB

welcome to

Pear Tree Close, BIRMINGHAM

NO CHAINSEMI DETACHED***TWO/THREE BEDROOMS***THROUGH LOUNGE***KITCHEN/DINER***OFF ROAD PARKING***DOUBLE GLAZED***CENTRAL HEATING***SOUGHT AFTER LOCATION***

Note

Council Tax Band: D

Front Garden

Dropped kerb, tarmac drive for off road parking and lawned area.

Entrance Porch

Double glazed door to front.

Entrance Hall

Door to front, ceiling light point and radiator.

Through Lounge

26' 3" x 11' 7" (8.00m x 3.53m)

Double glazed window to front, gas fire place, wall light, two ceiling light points, two radiators and patio door to rear leading to garden.

Kitchen / Diner

16' 6" x 8' 7" (5.03m x 2.62m)

Double glazed window to rear, wall and base units with work surfaces over, sink and drainer unit, electric oven, gas hob, plumbing for washing machine, central heating boiler, radiator and patio door leading to garden.





Landing

Double glazed window to side and wall light.

Bedroom One

16' 2" x 11' 6" (4.93m x 3.51m)

Two double glazed windows to front, fitted wardrobes, ceiling light point and radiator.

Bedroom Two

12' 3" x 10' (3.73m x 3.05m)

Double glazed window to rear, ceiling light point and radiator.

Bathroom

Double glazed windows to rear and side, bath, shower cubicle, wash hand basin, low level WC, extractor fan, wall light, ceiling light point, radiator and loft access.

Rear Garden

Patio area, lawned area, mature shrubs, two sheds and side access.



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Pear Tree Close, BIRMINGHAM

- SEMI DETACHED
- TWO/THREE BEDROOMS
- THROUGH LOUNGE
- KITCHEN/DINER
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
GRB109855 - 0006

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shipways



0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk