



**Red House Park Road, Birmingham B43 6ND**

**welcome to**

## **Red House Park Road, Birmingham**

\*\*\*DETACHED\*\*\*FOUR BEDROOMS\*\*\*TWO RECEPTION ROOMS\*\*\*KITCHEN/DINER\*\*\*CONSERVATORY\*\*\*OFF ROAD PARKING\*\*\*DOUBLE GLAZING  
& CENTRAL HEATING\*\*\*CHAIN FREE\*\*\*

### **Front Garden**

Dropped kerb and block paving with lawned area.

### **Front Porch**

UPVC door to front.

### **Entrance Hall**

UPVC door to front, tiled flooring, stairs to first floor, ceiling light point, radiator and doors to:-

### **Cloakroom**

Low level WC, wash hand basin and ceiling light point.

### **Lounge**

18' 9" x 8' 3" ( 5.71m x 2.51m )

Double glazed windows to front and side, ceiling light point and radiator.

### **Dining Room**

16' 7" x 7' ( 5.05m x 2.13m )

Double glazed window to rear, tiled flooring, ceiling light point, radiator and UPVC door to conservatory.

### **Reception Room / Bedroom Four**

12' x 6' 7" ( 3.66m x 2.01m )

Double glazed windows to front and side, ceiling light point and radiator.

### **Kitchen / Diner**

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

Double glazed windows to front and side, wall and base units with roll top worksurfaces over, sink and drainer unit with mixer tap over, Island with cupboard, oven, gas hob with extractor over, tiled flooring, ceiling light point, radiator and opening into dining room.

### **Conservatory**

14' 5" x 6' 5" ( 4.39m x 1.96m )

Double glazed windows to rear, ceiling light point and patio door to rear.





### **Landing**

Double glazed window to side, ceiling light point, radiator and doors to:-

### **Bedroom One**

15' max x 10' 5" ( 4.57m max x 3.17m )

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

### **Bedroom Two**

10' 5" x 10' 5" ( 3.17m x 3.17m )

Double glazed window to front, fitted wardrobes, ceiling light point and radiator.

### **Bedroom Three**

10' x 8' 10" ( 3.05m x 2.69m )

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

### **Bathroom**

Double glazed window to side, bath with shower over, wash hand basin, low level WC, tiling to walls, ceiling light point and heated towel radiator.



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## Red House Park Road, Birmingham

- DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- CONSERVATORY

Tenure: Freehold EPC Rating: C

offers in excess of

**£320,000**



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:  
GRB110319 - 0002

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