



Monsal Road, Birmingham B42 2DE

welcome to

Monsal Road, Birmingham

SEMI DETACHEDTHREE BEDROOMS***TWO RECEPTION ROOMS***KITCHEN/DINER***OFF ROAD PARKING***CENTRAL HEATING***DOUBLE GLAZED***IMMACULATE CONDITION***

Note

Council tax band: B

Front Garden

Dropped kerb and tarmac drive for off road parking.

Entrance Porch

UPVC construction with double glazed windows and door and laminate flooring.

Entrance Hall

Ceiling light point and laminate flooring.

Lounge

12' 10" into bay x 12' 11" (3.91m into bay x 3.94m)
Double glazed bay window to front, understairs storage cupboard, fire, two wall lights, carpet flooring, ceiling light point and radiator.

Dining Room

8' 1" x 8' (2.46m x 2.44m)
Double glazed sliding doors to rear, carpet flooring, ceiling light point and radiator.

Kitchen / Diner

16' 1" x 9' 9" (4.90m x 2.97m)
Two double glazed windows one to rear and one to side, wall and base units with work surfaces over, sink and drainer unit, integrated cooker, gas hob, space and plumbing for washing machine and dryer, space for fridge/freezer, wall mounted central heating boiler, open arch to lounge, flooring half laminate and half carpet, two ceiling light points and radiator.





Landing

Double glazed window to side, loft access, carpet flooring and ceiling light point.

Bedroom One

10' x 9' 11" (3.05m x 3.02m)

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

Bedroom Two

10' 10" x 8' 11" (3.30m x 2.72m)

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

Bedroom Three

1' 1" x 1' 1" (0.33m x 0.33m)

Double glazed window to front, overstairs cupboard, carpet flooring, ceiling light point and radiator.

Bathroom

Double glazed window to rear, corner bath with hose tap over, wash hand basin, low level WC, tiled walls, vinyl flooring, ceiling light point and heated towel radiator.

Rear Garden

Block paved area, mainly laid to lawn, shrubs, side access and two wooden sheds.



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- SEMI DETACHED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/DINER
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: C

offers in excess of

£240,000



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

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Property Ref:
GRB110921 - 0005

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