



Birkenshaw Road, Birmingham B44 8UL

welcome to

Birkenshaw Road, Birmingham

MID TERRACE HOMELOUNGE***KITCHEN/DINER***CONSERVATORY***THREE BEDROOMS***FAMILY BATHROOM***REAR GARDEN***REAR GARAGE***DRIVEWAY***

Agent Note

The Council Tax Band is B.

Approach

Paved driveway, gate to the side providing access to the rear and door into

Entrance Hall

Radiator, spot lights, laminate flooring, stairs to the first floor and door into

Lounge

11' 3" excluding bay x 11' 8" (3.43m excluding bay x 3.56m)

Double glazed bay window to the front, ceiling light point, radiator, laminate flooring, archway opening into

Kitchen/Diner

14' 11" x 10' 8" max (4.55m x 3.25m max)

Double glazed window to the rear, a range of wall and base units with roll top worksurfaces, sink & drainer, gas hob, oven, plumbing for washing machine, pantry, wall mounted boiler, radiator, laminate flooring and UPVC door into

Conservatory

11' 2" x 7' 9" (3.40m x 2.36m)

Windows to the rear and sides, plumbing for washing machine and door leading to the rear garden





Landing

Ceiling light point, doors to

Bedroom One

10' 10" x 8' 10" (3.30m x 2.69m)

Double Glazed window to the front, radiator and ceiling light point

Bedroom Two

10' 11" x 8' 11" (3.33m x 2.72m)

Double Glazed window to the rear, ceiling light and radiator

Bedroom Three

Irregular Shaped Room 9' 7" x 7' 4" plus recess (2.92m x 2.24m)

Two double glazed windows to the front, ceiling light point, loft access with ladders

Bathroom

Double glazed window to the rear, bath with shower over, low level wc, sink and vanity unit, heated towel rail, spot lights and tiled walls.

Rear Garden

Paved rear garden with fenced borders, gate to the rear access and door into the rear garage.

Rear Garage



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Birkenshaw Road, Birmingham

- MID TERRACE HOME
- THREE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£220,000



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:
GRB110965 - 0002

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0121 358 2281



greatbarr@shipways.co.uk



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



shipways.co.uk