



**Valley Road, Birmingham B43 5DL**

**welcome to**

## **Valley Road, Birmingham**

\*\*\*SEMI DETACHED\*\*\*THREE BEDROOMS\*\*\*LOUNGE\*\*\*DINING ROOM\*\*\*KITCHEN\*\*\*LEAN TO\*\*\*FAMILY BATHROOM & SEPARATE WC\*\*\*FRONT & REAR GARDENS\*\*\*REAR GARAGE\*\*\*

##Invalid Field Name##

### **Approach**

Mainly lawn with path leading to land to side with gate to rear and path to door into

### **Entrance Porch**

Double glazed to front and side, ceiling light point, door into

### **Entrance Hall**

Stairs to the first floor, ceiling light point doors to both the lounge and dining room

### **Lounge**

10' 10" x 9' 10" ( 3.30m x 3.00m )

Double glazed windows to front and rear, ceiling light and central heating radiator.

### **Dining Room**

11' 1" x 9' 2" ( 3.38m x 2.79m )

Double glazed window to front, ceiling light and central heating radiator.

### **Kitchen**

12' 6" x 7' 3" ( 3.81m x 2.21m )

Double glazed windows to side and rear, two ceiling lights, wall and base units, sink/drainer, gas hob, oven, plumbing for washing machine and door to lean to.

### **Landing**

Double glazed to the rear, loft access point, ceiling light point, doors to

### **Bedroom One**

13' 2" x 9' 9" ( 4.01m x 2.97m )

Double glazed window to front, ceiling light, central heating radiator and fitted wardrobe.

### **Bedroom Two**







13' x 9' 3" ( 3.96m x 2.82m )

Double glazed window to front, ceiling light, central heating radiator and fitted wardrobe.

### **Bedroom Three**

8' 8" x 7' 1" ( 2.64m x 2.16m )

Double glazed window to rear, ceiling light, central heating radiator and wall mounted central heating boiler in storage cupboard,

### **Bathroom**

Double glazed window, bath, pedestal wash hand basin and central heating radiator.

### **Separate Wc**

Low level wc.

### **Rear Garden**

Patio, mainly laid to lawn with fence and shrub borders. Gate to front, access to the rear garage

### **Rear Garage**

Up and over door into the garage, window, door leading to the rear garden

### **Agent Note**

The Council Tax Band is B.



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## Valley Road, Birmingham

- SEMI DETACHED HOME
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN
- LEAN TO

Tenure: Freehold EPC Rating: D

offers in excess of

**£220,000**



**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

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