



Charnwood Road, Birmingham B42 1JS

welcome to

Charnwood Road, Birmingham

*****EXTENDED SEMI DETACHED HOME***SIDE GARAGE***FOUR BEDROOMS***TWO RECEPTION ROOMS***KITCHEN/DINER***GROUND FLOOR
SHOWER ROOM***FAMILY BATHROOM***DRIVEWAY*****

Agent Note

Council tax band B

Approach

Driveway for multiple cars, up and over door into the garage, door into

Entrance Porch

Double glazing, 1/2 Brick, UPVC frames

Entrance Hall

Radiator, Laminate, 2 Ceiling light points, Under stairs Cupboard, Double glazing to side, Side door to garage.

Lounge

15' 11" into bay x 10' 3" (4.85m into bay x 3.12m)
Laminate flooring, Ceiling light point, Double glazing bay window to front, Radiator, Open to Kitchen/diner and living space

Dining Room

17' 10" Max x 10' 4" (5.44m Max x 3.15m)
Open plan kitchen / living room / dining room, Laminate flooring, Spot lights, Radiator, Double glazing sliding doors to rear.

Kitchen

14' 1" x 6' (4.29m x 1.83m)
Extension, Open plan kitchen / Living room / Dining room, Laminate flooring, Spot lights, Integrated Cooker gas 5 ring hob, Space for a dishwasher, Sink, Double glazing to rear

Downstairs Shower Room

Heated Towel rail, Ceiling light point, Shower, WC, Sink with vanity, Tiled floor and walls,





Landing

Carpet, Double glazing window to side, Loft access with ladders, Ceiling light point

Bedroom 1

12' 8" into bay x 10' 3" (3.86m into bay x 3.12m)
Carpet, Ceiling light point, Double glazing to front, Radiator

Bedroom 2

11' x 9' 4" (3.35m x 2.84m)
Carpet, Ceiling light point, Radiator, Double glazing to rear

Bedroom 3

7' 9" x 6' 5" (2.36m x 1.96m)
Double glazing to rear, Radiator, Ceiling light point, Carpet

Bedroom 4

11' 6" x 9' 3" (3.51m x 2.82m)
Ground floor extension, Double glazing to rear, Carpet, Radiator, Ceiling light point



Bathroom

2 x Double glazed windows to front and side, Tiled walls and floor, Shower over the bath, WC, Sink with vanity, Heated towel rail, Ceiling light point

Rear Garden

Lawn, Blocked paved, Shed

Side Garage

11' 6" x 8' 6" (3.51m x 2.59m)
Up and over door into the garage, ceiling light point



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welcome to

Charnwood Road, Birmingham

- EXTENDED SEMI DETACHED
- FOUR BEDROOMS
- SIDE GARAGE
- TWO RECEPTION ROOMS
- KITCHEN/DINER

Tenure: Freehold EPC Rating: D

offers in excess of

£310,000



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:
GRB111069 - 0003

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