



**Derrydown Road, Birmingham B42 1RX**

**welcome to**

## **Derrydown Road, Birmingham**

\*\*\*SEMI DETACHED\*\*\*THREE BED\*\*\*FREEHOLD\*\*\*EMPTY PROPERTY\*\*\*DOUBLE GLAZED\*\*\*CENTRAL HEATING\*\*\*THROUGH LOUNGE\*\*\*DRIVE\*\*\*

##Invalid Field Name##

### **Agent Note**

Council Tax Band B

### **Approach**

Blocked paved drive with space for two cars, door into

### **Entrance Hall**

Laminate flooring, radiator, ceiling light point

### **Lounge**

9' 10" x 9' 5" ( 3.00m x 2.87m )

Double glazed bay window to front of property, laminate flooring, ceiling light point, open arch into dining room.

### **Dining Room**

11' 8" x 9' 10" ( 3.56m x 3.00m )

Double glazed sliding doors to rear of property, laminate flooring, ceiling light point, fire and fire surround, radiator, open arch to lounge

### **Kitchen**

10' 4" x 5' 2" ( 3.15m x 1.57m )

Double glazed windows and door to rear, a range of wall and base units, integrated cooker, sink, plumbing for washing machine

### **Lean To**

Lean to with rear access





### **Landing**

Double glazed window to side of property, ceiling light point, loft access

### **Bedroom One**

11' 8" into bay x 9' 6" ( 3.56m into bay x 2.90m )  
Double glazed bay window to front, laminate flooring, radiator, ceiling light point

### **Bedroom Two**

11' 10" into bay x 9' 11" ( 3.61m into bay x 3.02m )  
Double glazed bay window to rear, laminate flooring, radiator, ceiling light point, fitted wardrobe

### **Bedroom Three**

5' 11" x 5' 7" ( 1.80m x 1.70m )  
Double glazed window to front, laminate flooring, radiator, ceiling light point

### **Bathroom**

Double glazed window to rear, Shower over bath, WC, Sink, boiler, vinyl flooring, tiled walls, ceiling light point and spot lights

### **Rear Garden**

Block paved area, lawn area, concrete shed



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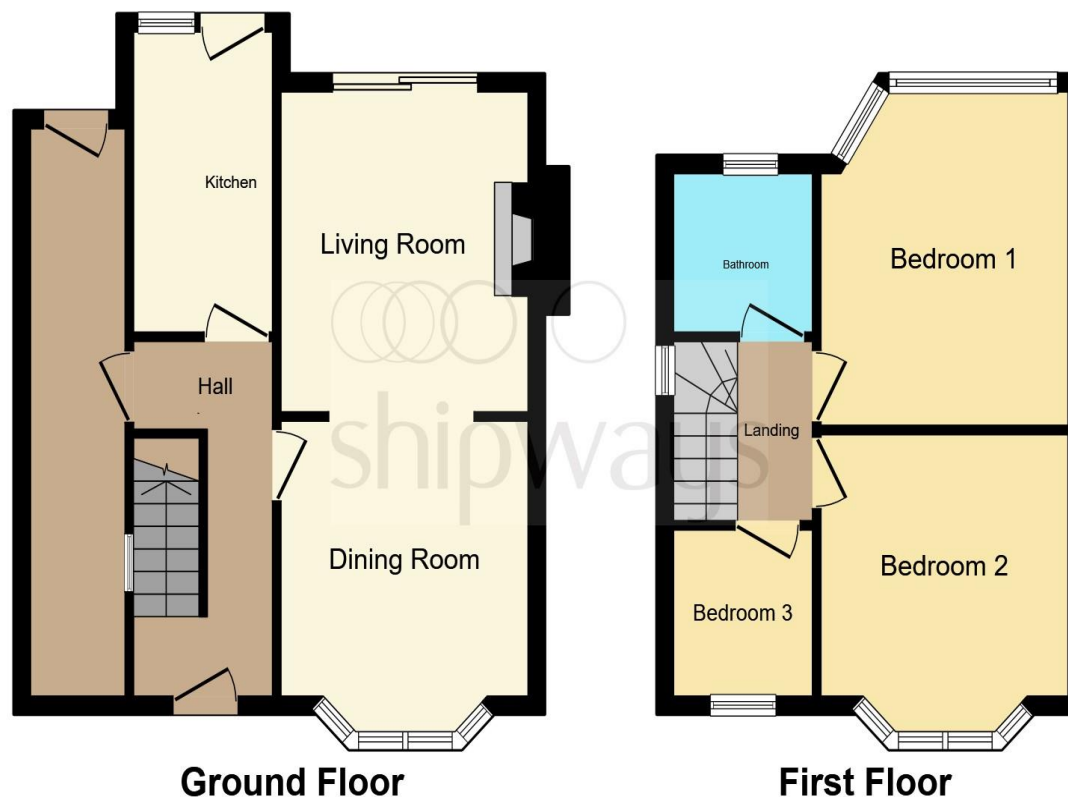
## Derrydown Road, Birmingham

- SEMI DETACHED
- THREE BED
- FREEHOLD
- EMPTY PROPERTY
- DOUBLE GLAZED

Tenure: Freehold EPC Rating: E

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

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Property Ref:  
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