



**Curbar Road, Birmingham B42 2AY**

**welcome to**

## **Curbar Road, Birmingham**

\*\*\*RECENTLY REFURBISHED\*\*\*MID-TERRACE\*\*\*THREE BEDROOMS\*\*\*LOUNGE\*\*\*KITCHEN/DINER\*\*\*CONSERVATORY\*\*\*FAMILY BATHROOM\*\*\*REAR GARDEN\*\*\*DRIVEWAY\*\*\*NO CHAIN\*\*\*

### **Agent Note**

Council Tax Band B

### **Approach**

Paved driveway for two cars, gate to side providing access to the rear, door into

### **Porch**

Double glazed windows to the front and side, door into

### **Entrance Hall**

Stairs to the first floor, radiator, ceiling light point, understair store cupboard, doors to

### **Lounge**

14' into bay x 10' ( 4.27m into bay x 3.05m )  
Double glazed bay window to the front, radiator, ceiling light point, fireplace and surround

### **Kitchen/Diner**

15' 7" x 9' 5" ( 4.75m x 2.87m )  
Window to the rear, door to the rear garden, door to the conservatory, a range of wall and base units, stainless steel sink and drainer with mixer tap, gas hob, extractor and oven, cupboard housing the boiler, plumbing for washing machine, radiator, two ceiling light points

### **Conservatory**

13' 10" x 7' 9" ( 4.22m x 2.36m )  
Windows to the rear and side, UPVC door to the side, door into the side access





### **Landing**

Loft access, ceiling light point, doors to

### **Bedroom One**

12' 1" x 11' 5" ( 3.68m x 3.48m )

Double glazed window to the front, radiator, ceiling light point

### **Bedroom Two**

11' 4" x 9' 11" ( 3.45m x 3.02m )

Double glazed window to the rear, radiator, ceiling light point

### **Bedroom Three**

Irregular Shaped Room 8' 11" x 6' 9" ( 2.72m x 2.06m )

Double glazed window to the front, radiator, ceiling light point

### **Bathroom**

Double glazed window to the rear, P shape bath with shower over, low level wc, wash hand basin and vanity unit, heated towel rail, extractor

### **Rear Garden**

Slabbed rear garden with raised beds, fence borders and shed to the rear.



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welcome to

## Curbar Road, Birmingham

- RECENTLY REFURBISHED
- NO CHAIN
- MID-TERRACE
- THREE BEDROOMS
- LOUNGE

Tenure: Freehold EPC Rating: E

offers in excess of

**£225,000**



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