



**Old Walsall Road, Birmingham B42 1NT**

**welcome to**

## **Old Walsall Road, Birmingham**

\*\*\*EXTENDED SEMI DETACHED HOME\*\*\*THREE BEDROOMS\*\*\*LOUNGE\*\*\*DINING ROOM\*\*\*OFFICE\*\*\*KITCHEN\*\*\*FAMILY BATHROOM\*\*\*DRIVEWAY\*\*\*REAR GARDEN\*\*\*SELF CONTAINED ANNEX\*\*\*REAR GARAGE & LAND TO THE REAR\*\*\*

### **Approach**

Paved driveway for a number of cars, gated driveway to the side, UPVC door into

### **Porch**

Double glazed window to the front, ceiling light point, door into

### **Entrance Hall**

Stairs to the first floor, ceiling light point, under stair store cupboard housing the boiler, doors to

### **Lounge**

15' 3" x 10' 8" ( 4.65m x 3.25m )

Double glazed window to the front of the property, radiator, laminate flooring, ceiling light point, archway into the dining room

### **Dining Room**

14' 3" x 9' 10" ( 4.34m x 3.00m )

UPVC sliding doors into the office, radiator, ceiling light point, archway into the lounge

### **Office**

9' 1" x 6' 8" ( 2.77m x 2.03m )

UPVC french doors to the rear garden, radiator, laminate flooring, ceiling light point, UPVC sliding doors into the dining room

### **Kitchen**

18' 4" x 6' 7" ( 5.59m x 2.01m )

Double glazed window to the rear, UPVC door to the rear, a range of wall and base units with roll top work surface over, sink and drainer, gas hob, extractor and oven, integrated washer/dryer, dishwasher and fridge/freezer, spotlights, laminate flooring







### **Landing**

Loft access, ceiling light points, doors to

### **Bedroom One**

14' 2" x 9' 10" ( 4.32m x 3.00m )  
Double glazed window to the rear, ceiling light point, built in wardrobes, radiator

### **Bedroom Two**

14' 2" x 9' 2" ( 4.32m x 2.79m )  
Triple glazed window to the front, ceiling light point, built in wardrobes, radiator

### **Bedroom Three**

11' 4" x 7' 5" ( 3.45m x 2.26m )  
Triple glazed window to the front, ceiling light point, radiator, overstairs cupboard

### **Bathroom**

Double glazed window to the rear, paneled bath, double walk in shower, low level wc, pedestal wash hand basin, heated towel rail, tiled floor and walls

### **Rear Garden**

Patio area, mainly laid to lawn, fenced borders, gated side access, rear gate to land to the back and separate garage, access into the annex

### **Annex**

Self contained rear annex to the rear previously rented for £700 pcm

### **Open Plan Lounge/Diner/Kitchen**

24' 3" x 12' 10" ( 7.39m x 3.91m )  
Two double glazed windows to the side, UPVC french doors to the front, radiator, three ceiling light points, a range of wall and base units with worksurface over, sink and drainer, electric hob, extractor and oven, plumbing for washing machine, integrated dishwasher

### **Bedroom**

9' 10" x 9' 5" ( 3.00m x 2.87m )  
Double glazed window to the rear, loft access point, radiator, ceiling light point, door to ensuite

### **Ensuite**

Double glazed window to the side, shower, low level wc, sink and vanity unit, heated towel rail.

### **Land To Rear**

A number of residential garages on the land for the surrounding properties which hold a right of access.



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- EXTENDED SEMI DETACHED HOME
- THREE BEDROOMS
- LOUNGE
- DINING ROOM & OFFICE
- KITCHEN

Tenure: Freehold EPC Rating: C

offers in excess of

**£270,000**



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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