



Duckery Wood Walk, Birmingham B43 7DW

welcome to

Duckery Wood Walk, Birmingham

MODERNTHREE STOREY TOWNHOUSE***FIVE BEDROOMS***LOUNGE***KITCHEN/DINER***GUEST WC***MASTER ENSUITE***FAMILY BATHROOM***REAR GARDEN***GARAGE***OFF ROAD PARKING***

Agent Note

Council Tax Band E

Approach

Path leading to door into

Entrance Hall

Stairs up to first floor, ceiling light point, radiator, doors to

Guest Wc

Low level WC, hand wash basin, tiled flooring, radiator, ceiling light point

Lounge/Bedroom Five

Double glazed window to the front of the property, laminate flooring, radiator, ceiling light point

Kitchen

16' 2" x 12' 3" (4.93m x 3.73m)
Double glazed window to the rear, french doors to the rear, a range of wall and base units with a roll top worksurface, sink and drainer with mixer tap over, gas hob with separate oven and extractor fan, integrated washing machine, dishwasher and microwave, tiled splashbacks, understairs storage, breakfast bar and space for dining table.

Landing

Storage cupboard, stairs to second floor, ceiling light point, doors to

First Floor Lounge

16' 3" x 11' 11" (4.95m x 3.63m)
Two Juliet balcony doors to the front of the property, radiator, ceiling light point, gas fire and fireplace.

Bedroom One

13' 11" x 9' 5" (4.24m x 2.87m)
Two double glazed windows to the rear of the property, built in wardrobes, radiator

Ensuite

Shower, low level WC, hand wash basin, heated towel rail

Second Landing

Ceiling light point, doors to

Bedroom Two

13' 11" x 9' 5" (4.24m x 2.87m)
Two Double glazed windows to the rear of the property, built in wardrobes, radiator, ceiling light point

Bedroom Three

12' x 9' 1" (3.66m x 2.77m)
Double glazed window to the front of the property, radiator , ceiling light point

Bedroom Four

12' 1" x 6' 10" (3.68m x 2.08m)
Double glazed window to the front of the property, radiator, ceiling light point

Bathroom

Bath and shower, Tiled floors and walls, spot lights, pedestal wash hand basin, heated towel rail

Rear Garden

Patio, mainly artificial lawn with raised planter, fenced borders, gate to rear providing access to the garage and rear parking space, door into the garage

Garage

Up and over door to the front, door into the rear garden





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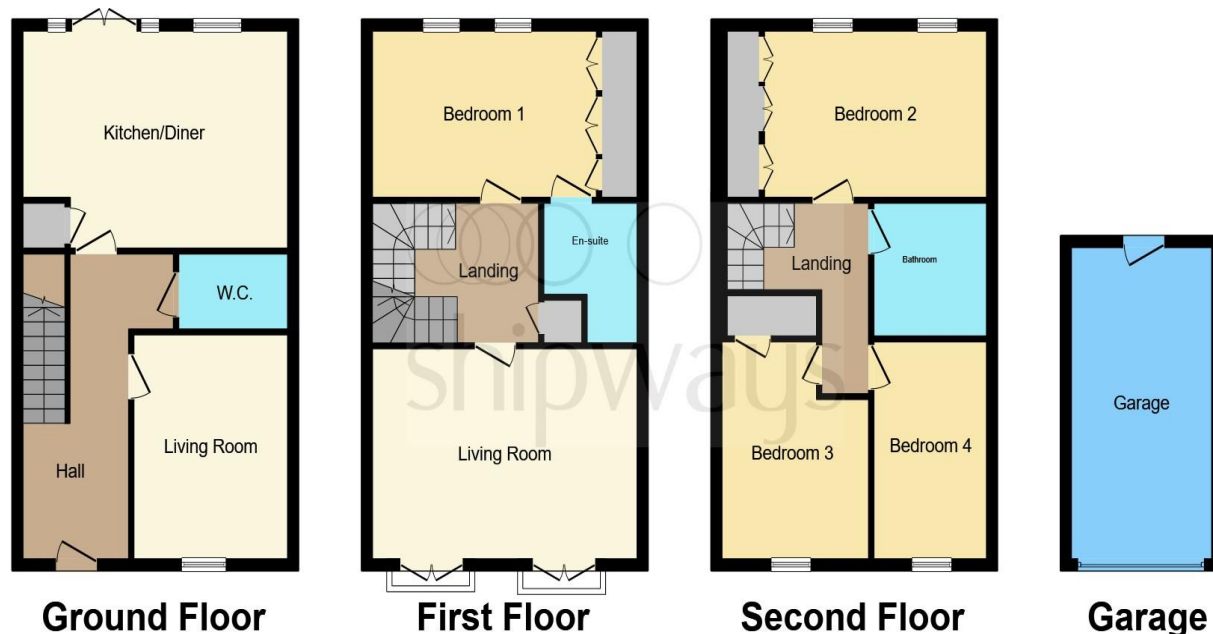
Duckery Wood Walk, Birmingham

- MODERN TOWNHOUSE
- FIVE BEDROOMS
- KITCHEN/DINER
- LOUNGE
- FAMILY BATHROOM & MASTER ENSUITE

Tenure: Freehold EPC Rating: C

offers in excess of

£350,000



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:
GRB111308 - 0007

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