



Calshot Road, Birmingham B42 2BS

welcome to

Calshot Road, Birmingham

SEMI DETACHEDREFURBISHED & MODERNISED***THREE BEDROOMS***THROUGH LOUNGE***KITCHEN***FAMILY BATHROOM***REAR GARDEN***REAR GARAGE***NO CHAIN***

Agent Note

Council Tax Band B

Approach

Front garden with gravel and shrub bedding's, steps leading to gate to side providing access to the rear garden and UPVC door into

Entrance Hall

Double glazed window to the side, stairs to the first floor, ceiling light point, laminate flooring, doors to

Through Lounge

20' 3" into bay x 9' 9" (6.17m into bay x 2.97m)

Double glazed bay window to the front, two radiators, two ceiling light points, laminate flooring, UPVC patio doors to the rear garden

Kitchen

12' 7" x 5' 2" (3.84m x 1.57m)

Double glazed window to the rear, a range of wall and base units with worksurface over, integral gas hob with extractor over, electric oven, plumbing for washing machine, vinyl flooring, spotlights, understair storage.





Landing

Double glazed window to the side, ceiling light point, loft access point, doors to

Bedroom One

12' 10" into bay x 9' 7" max (3.91m into bay x 2.92m max)
Double glazed bay window to the front, radiator, ceiling light point

Bedroom Two

12' 1" into bay x 9' 8" (3.68m into bay x 2.95m)
Double glazed bay window to the rear, ceiling light point, radiator

Bedroom Three

6' 10" x 5' 4" (2.08m x 1.63m)
Double glazed window to the front, ceiling light point, radiator

Bathroom

Double glazed window to the rear, bath with shower over, low level wc, sink with vanity unit, heated towel rail, tiled floor and walls, spot lights.

Rear Garden

Side access providing access to the front, patio area, mainly laid to lawn with fenced borders, double gate providing access from the rear and parking, door into the rear garage.

Rear Garage

Up and over door, ceiling light point, door into the garden



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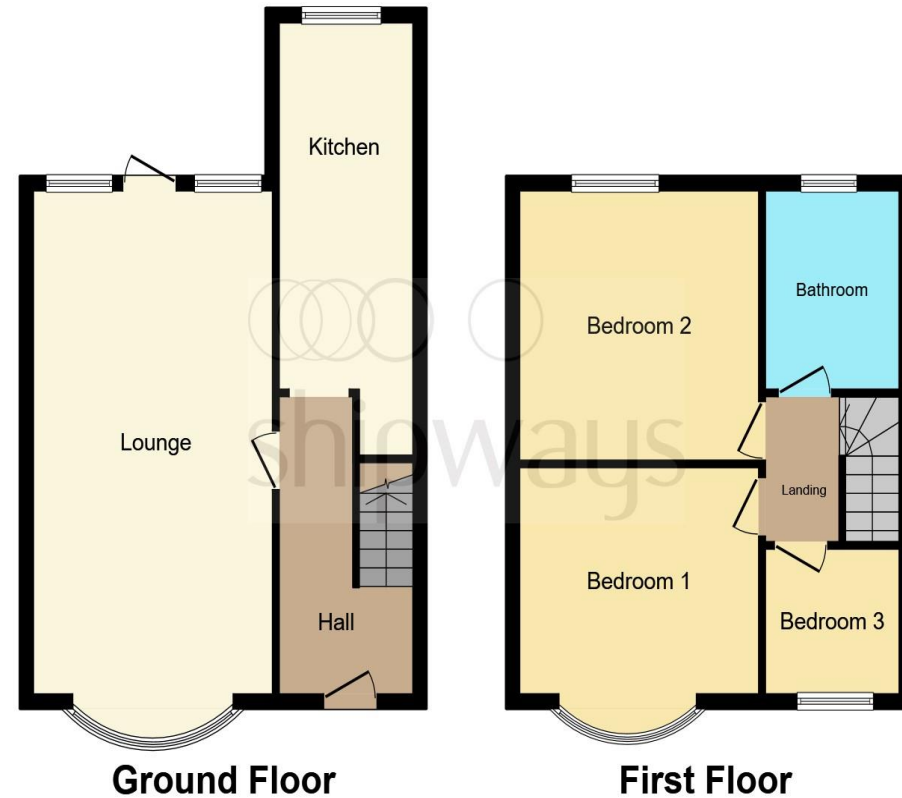
Calshot Road, Birmingham

- NO CHAIN
- REFURBISHED & MODERNISED
- SEMI DETACHED
- THROUGH LOUNGE
- KITCHEN

Tenure: Freehold EPC Rating: D

offers in excess of

£220,000



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