







## welcome to

# **Caddick Road, Birmingham**

This delightful two-bedroom semi-detached home on Caddick Road, Great Barr, offers a bright lounge, a well-equipped kitchen, and a modern bathroom. The property boasts front and rear gardens, providing excellent outdoor space. Conveniently located near transport links, schools, and local amenities,

## **Agent Note**

Council Tax Band B

# Approach Entrance Hall

Double glazed window to the side of the property, carpeted, ceiling light point, carpeted, radiator

#### Lounge

22' x 11' 5" ( 6.71m x 3.48m )

Lounge / Diner, Double glazed window to the front of the property, double glazed sliding doors to rear of the property, carpeted, two ceiling light points, two radiators,

#### Kitchen

9' 9" x 7' 11" ( 2.97m x 2.41m )

Double glazed window to the rear of the property, a range of wall and base units with a roll top worksurface, sink and drain, integrated electric cooker, strip light









#### Landing

Loft access, storage cupboard, carpeted, ceiling light point

#### **Bedroom One**

14' 7" x 10' (4.45m x 3.05m)

Double glazed window to the front of the property, carpeted, ceiling light point, radiator, storage cupboard

#### **Bedroom Two**

11' 3" x 9' 4" ( 3.43m x 2.84m )

Double glazed window to the rear of the property, radiator, carpeted, ceiling light point

#### **Bathroom**

Double glazed window to the side and the rear of the property, sink and vanity unit, radiator, eclectic shower over the bath

#### **Lean To**

Brick built storage off to side of building

#### **Rear Garden**

Lawn and slabbed area with car gated access to the rear





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# **Caddick Road, Birmingham**

- SEMI DETACHED
- TWO BEDROOMS
- LOUNGE
- KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: D

£200,000



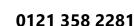
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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