



**Victoria Road, Aston BIRMINGHAM B6 5ET**



**welcome to**

## **Victoria Road, Aston BIRMINGHAM**

\*\*\*SEMI DETACHED\*\*\*THREE BEDROOM\*\*\*FREEHOLD\*\*\*DOWNSTAIRS SHOWERROOM\*\*\*UPSTAIRS BATHROOM\*\*\*DOUBLE GLAZED\*\*\*CENTRAL HEATED

### **Agent Note**

Council Tax Band A

### **Approach**

Front gated garden

### **Lounge**

23' 4" x 10' 9" ( 7.11m x 3.28m )

Lounge/Diner, Double glazed window to the rear of the property, laminate flooring, two ceiling light points, radiator, spot lights

### **Bedroom Three**

12' 5" x 7' 11" ( 3.78m x 2.41m )

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

### **Kitchen**

22' 9" x 7' 6" ( 6.93m x 2.29m )

Double glazed window to the front of the property, a range of wall and base units with a roll top worksurface, integrated cooker and gas hob, tiled flooring, radiator, sink and drain

### **Utility Room**

Double glazed window to the front of the property, Shower, WC, sink, heated towel rail





### **Landing**

Ceiling light points, carpeted, radiator

### **Bedroom One**

13' 6" x 10' 8" ( 4.11m x 3.25m )

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

### **Bedroom Two**

14' 2" x 8' 11" ( 4.32m x 2.72m )

Double glazed window to the rear of the property, loft access, laminate flooring, radiator, ceiling light point

### **Bathroom**

Double glazed window to the front of the property, shower over the bath, sink and vanity unit



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## Victoria Road, Aston BIRMINGHAM

- SEMI DETACHED
- THREE BEDROOM
- FREEHOLD
- DOWNSTAIRS SHOWERROOM
- UPSTAIRS BATHROOM

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

offers in excess of  
**£250,000**



Ground Floor



First Floor

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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