



**Trinity Road, Birmingham B6 6LW**

**welcome to**

## **Trinity Road, Birmingham**

A well-presented semi-detached home on Trinity Road, featuring a spacious lounge, modern kitchen, bright conservatory, three bedrooms, and a stylish family bathroom. With a private garden and excellent transport links, this home is perfect for families or professionals.

### **Agent Note**

Council Tax Band B

### **Approach**

#### **Lounge**

24' 10" x 15' 11" ( 7.57m x 4.85m )

NARROWING TO 8'06

Double glazed window to the front of the property, patio doors to the rear of the property, two radiators, two ceiling light points, fire with fire surround

#### **Kitchen**

11' x 7' ( 3.35m x 2.13m )

Double glazed window to the rear of the property, a range of wall and base units with a roll top worksurface, stainless steel sink and drain, integrated gas hob and oven with extractor fan, wall mounted boiler, plumbing for washing machine, ceiling light point.

#### **Conservatory**

12' 4" x 9' 8" ( 3.76m x 2.95m )

UPVC conservatory, french doors, two radiators, ceiling light point with fan

#### **Landing**

loft access, ceiling light point

#### **Bedroom One**

13' 7" x 9' 11" ( 4.14m x 3.02m )

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

#### **Bedroom Two**

10' 11" x 9' 11" into recess ( 3.33m x 3.02m into recess )

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





### **Bedroom Three**

7' 10" plus recess x 5' 9" ( 2.39m plus recess x 1.75m )  
Double glazed window to the front of the property,  
storage cupboard, radiator, ceiling light point

### **Bathroom**

Double glazed window to the rear of the property,  
corner bath and shower, pedestal hand wash basin,  
low level WC, Tiled, radiator, ceiling light point

### **Rear Garden**

Patio and lawn area, fence and brick boarder, shed



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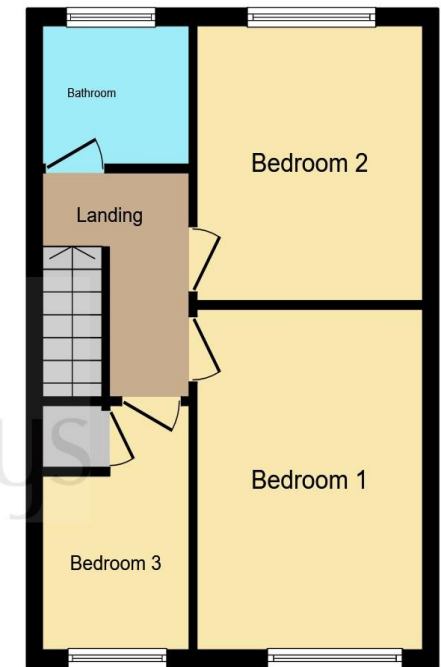
- NO CHAIN
- SEMI-DETACHED
- THREE BEDROOMS
- LOUNGE
- KITCHEN

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

offers over  
**£230,000**



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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