



Calshot Road, BIRMINGHAM B42 2BS

welcome to

Calshot Road, BIRMINGHAM

A beautifully presented three-bedroom home offering stylish open-plan living, a modern fitted kitchen, spacious bedrooms, and a contemporary bathroom. Situated in a popular location close to schools, local amenities, and excellent transport links, with a private rear garden perfect for relaxing

Agent Note

Council Tax Band B

Entrance Hall

Radiator, ceiling light point, laminate flooring

Lounge

9' 6" not into bay x 9' 5" (2.90m not into bay x 2.87m)

Double glazed bay window to the front of the property, open arch to the dining area, gas fire, laminate flooring, central heating radiator and ceiling light point

Dining Room

11' 8" x 9' 5" (3.56m x 2.87m)

Double glazed window to the rear of the property, open arch to lounge, open arch to kitchen, laminate flooring, ceiling light points, radiator

Kitchen

9' 2" x 5' 1" (2.79m x 1.55m)

Opening to dining room, strip light, laminate flooring, a range of wall and base units with a roll top worksurface, sink and drainer, wall mounted boiler, space for a free standing oven and gas hob





Landing

Double glazed window to the side of the property, carpeted, loft access

Bedroom One

12' 1" into bay x 9' 7" (3.68m into bay x 2.92m)
Double glazed bay window to the rear of the property, radiator, carpeted, ceiling light point

Bedroom Two

12' 4" into bay x 9' 7" (3.76m into bay x 2.92m)
Double glazed bay window to the front of the property, ceiling light point, radiator, carpeted

Bedroom Three

6' 5" x 5' 2" (1.96m x 1.57m)
Double glazed window to the front of the property, carpeted, ceiling light point, radiator

Bathroom

Double glazed window to the rear of the property, bath with over shower, WC, sink, ceiling light point, radiator

Rear Garden

Four level garden with slabbed and lawn areas,



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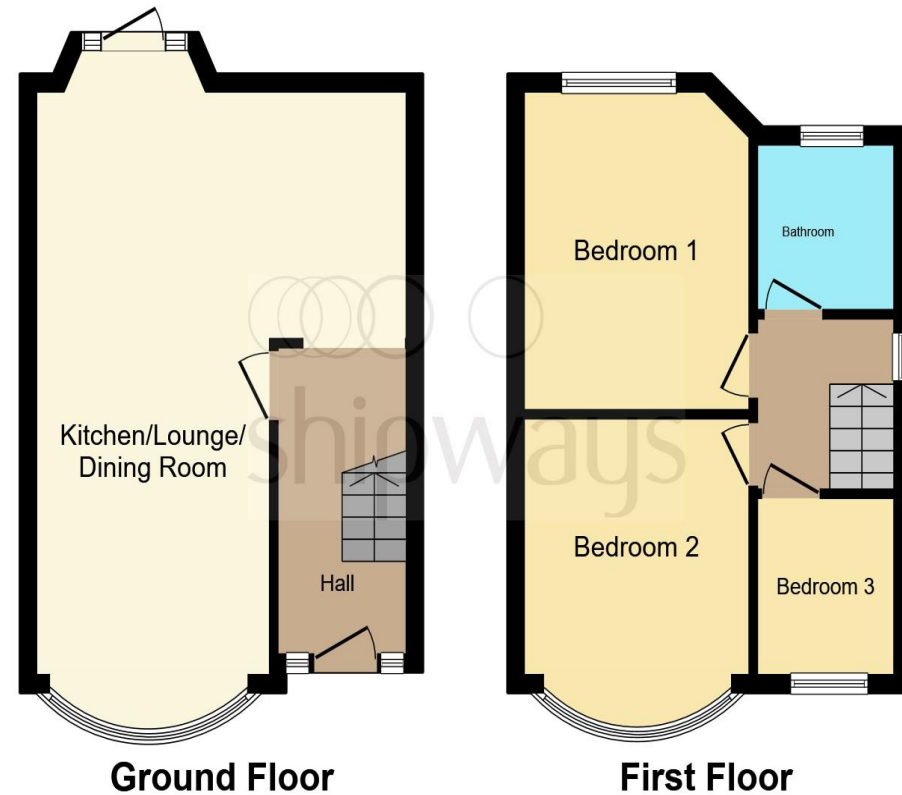
welcome to

Calshot Road, BIRMINGHAM

- SPACIOUS OPEN-PLAN LIVING AREA
- MODERN FITTED KITCHEN
- THREE GENEROUSLY SIZED BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- PRIVATE REAR GARDEN

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

offers in excess of
£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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Property Ref:
GRB111721 - 0005

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