



Southgate Road, Birmingham B44 9AS

welcome to

Southgate Road, Birmingham

Well-presented four-bedroom mid-terrace home featuring a spacious lounge, dining room with open plan kitchen, family bathroom, private driveway, rear garden and rear garage. Ideally located close to local amenities, schools, and excellent transport links. Perfect for family living.

Agent Note

Council Tax Band C

Approach

Driveway for two cars, gate to side providing access to the rear, UPVC door into

Porch

Double glazed window to the front, door into

Entrance Hall

Double glazed window to the front, radiator, under stair store cupboard, stairs to the first floor, ceiling light point, doors to the lounge and kitchen

Lounge

11' 11" x 10' 7" into recess (3.63m x 3.23m into recess)
Double glazed window to the front, gas fire and surround, radiator, ceiling light point

Dining Room

10' 4" x 9' 9" (3.15m x 2.97m)
UPVC french doors to the rear, radiator, ceiling light point, open plan with the kitchen

Kitchen

10' 4" x 7' 5" (3.15m x 2.26m)
Double glazed window to the rear, a range of wall and base units with roll top worksurface over, sink and drainer, plumbing for washing machine and dishwasher, gas cooker point with extractor over, ceiling light point, open plan with the dining room





Landing

Loft access point, ceiling light point, doors to

Bedroom One

11' 11" x 8' 11" to wardrobes (3.63m x 2.72m to wardrobes)

Double glazed window to the front, radiator, ceiling light point, fitted wardrobes

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)

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

Bedroom Three

11' 11" x 7' 8" (3.63m x 2.34m)

Two double glazed windows to the front, radiator, ceiling light point

Bedroom Four

10' 5" x 7' 8" (3.17m x 2.34m)

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



Bathroom

Double glazed window to the rear, paneled bath with mixer tap and shower over, low level wc, wash hand basin, radiator, ceiling light point.

Rear Garden

Slabbed rear garden, decked seating area, fenced borders, gate to the front

Rear Garage

Access provided via gated rear access, up and over door into the garage



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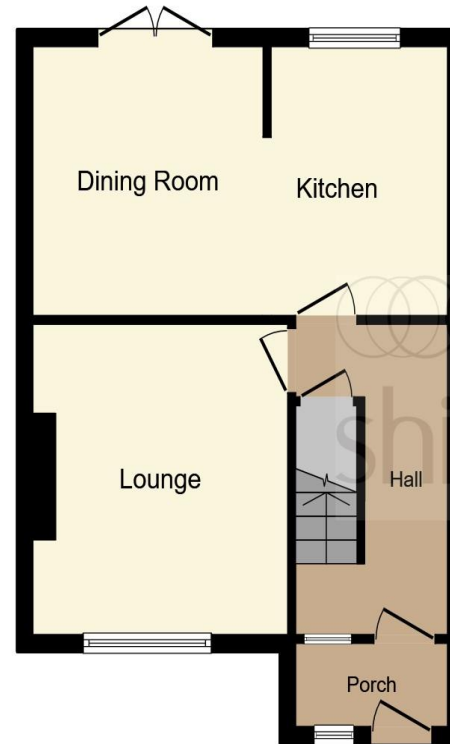
Southgate Road, Birmingham

- MID TERRACE
- FOUR BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN

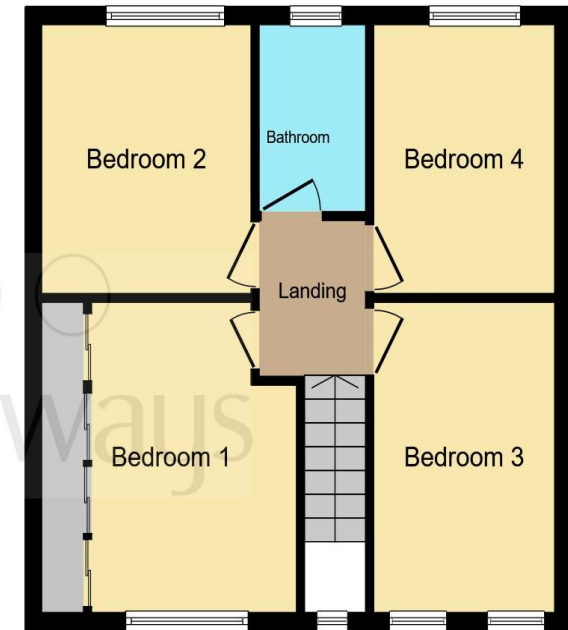
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

offers in excess of

£260,000



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

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Property Ref:
GRB111868 - 0002

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