



**Old Walsall Road, Birmingham B42 1HR**

**welcome to**

## **Old Walsall Road, Birmingham**

\*\*\*SEMI DETACHED\*\*\*FREEHOLD\*\*\*THREE BEDS\*\*\*CENTRAL HEATING\*\*\*DOUBLE GLAZING\*\*\*LOUNGE \*\*\*DINING ROOM\*\*\*REAR GARDEN\*\*\*FITTED KITCHEN\*\*\*WELL MAINTAINED\*\*\*POPULAR LOCATION

### **Agent Note**

Council Tax Band B

### **Approach**

Steps leading up the property, Door into

### **Entrance Hall**

Tiled flooring, Ceiling light point, Radiator

### **Lounge**

9' 10" x 9' 3" ( 3.00m x 2.82m )

Double glazed bay window to front of the property,  
Open living room diner, Laminate flooring. Gas fire  
and surround,

### **Dining Room**

10' 5" x 9' 10" ( 3.17m x 3.00m )

Double glazed sliding door to rear of the property,  
Open dining to lounge, Laminate flooring, Ceiling  
light point, Radiator

### **Kitchen**

10' 5" Max x 9' 4" ( 3.17m Max x 2.84m )

Double glazed to rear of property, Double glazed  
window to side of the property, Tiled flooring,  
Ceiling light point and spot lights, a range of wall  
and base units with roll top worksurfaces, Sink and  
drainer, Space for freestanding white goods, Boiler







### **Landing**

Double glazed window to side of the property, Loft access, Carpeted, Ceiling light point.

### **Bedroom One**

10' 4" x 9' 10" ( 3.15m x 3.00m )  
Double glazed window to rear of the property,  
Ceiling light point, Carpeted, Radiator

### **Bedroom Two**

11' 10" x 9' 10" ( 3.61m x 3.00m )  
Double glazed bay window to front of the property,  
Carpeted, Ceiling light point, Radiator

### **Bedroom Three**

7' 6" x 5' 4" ( 2.29m x 1.63m )  
Double glazed window to rear of property,  
Carpeted, Ceiling light point

### **Bathroom**

Double glazed window to front and side of the property, Shower over the bath, Ceiling light point, WC, Sink, Tiled floors and tiled walls, Heated towel rail.

### **Rear Garden**

Lawn area, Gate to rear, Wooden shed



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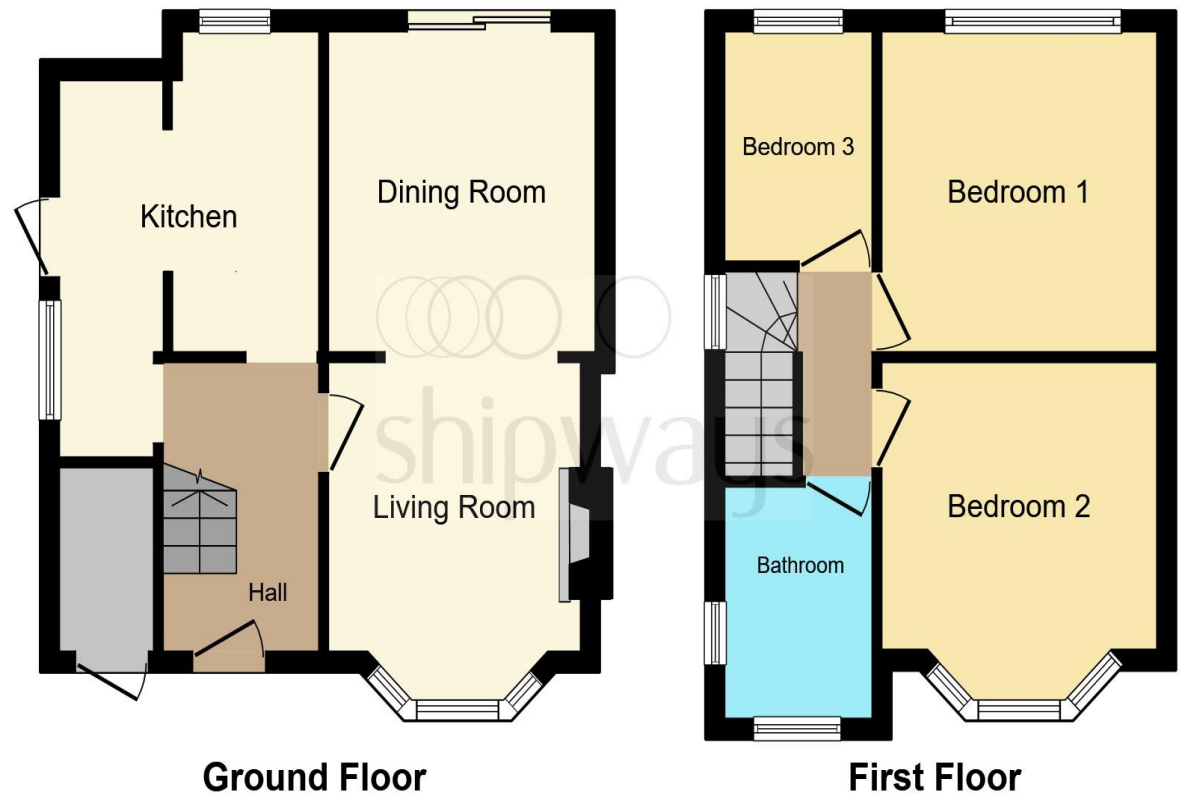
welcome to

## Old Walsall Road, Birmingham

- SEMI DETACHED
- FREEHOLD
- THREE BEDROOMS
- CENTRAL HEATING
- DOUBLE GLAZING

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

offers in excess of  
**£210,000**



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](http://www.focalagent.com)

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Property Ref:  
GRB111948 - 0002

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