



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

**welcome to**

## **Victoria Road, Aston BIRMINGHAM**

Modernised three-bedroom home in Aston, offering a bright and airy interior, spacious lounge, large kitchen with garden access, downstairs WC, low maintenance gardens, and located close to Birmingham city centre.

### **Agent Note**

Council Tax Band A

### **Entrance Hall**

Front door, radiator

### **Guest Wc**

WC, wash hand basin, radiator

### **Lounge**

13' 7" x 10' 11" ( 4.14m x 3.33m )

Double glazed window to the rear of the property, radiator

### **Kitchen**

20' 4" x 8' 3" into recess ( 6.20m x 2.51m into recess )

Double glazed window to the rear and front of the property, double glazed door to the garden, a range of wall and base units with a roll top worksurface, radiator

### **Landing**

Wall mounted boiler, storage cupboards

### **Bedroom One**

13' 7" into recess x 10' 7" ( 4.14m into recess x 3.23m )

Double glazed window to the rear of the property, radiator, built in wardrobes

### **Bedroom Two**

14' 1" x 8' 10" into recess ( 4.29m x 2.69m into recess )

Double glazed window to the rear of the property, loft access, radiator

### **Bedroom Three**

10' 2" x 6' 4" ( 3.10m x 1.93m )

Double glazed window to the side of the property, radiator





### **Bathroom**

Double glazed window to the front of the property, bath with mixer tap and over shower, wash hand basin, WC, radiator

### **Rear Garden**

Low maintenance garden, patio areas on two levels



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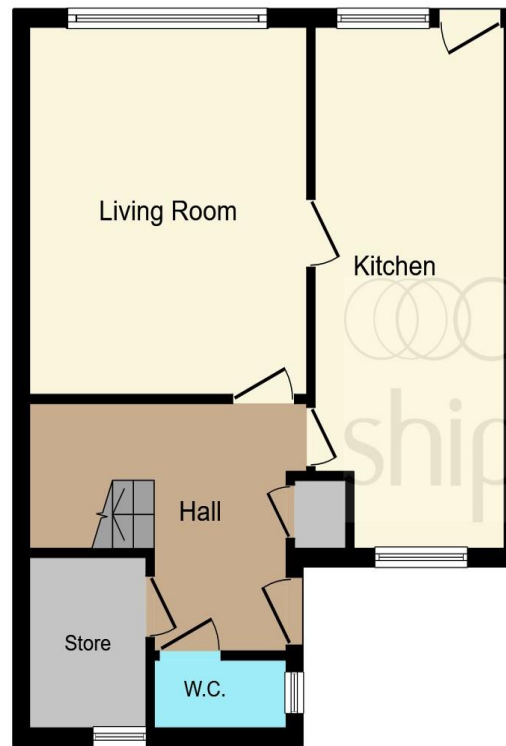
## Victoria Road, Aston BIRMINGHAM

- THREE BEDROOMS
- MODERNISED INTERIOR
- SPACIOUS LOUNGE
- LARGE KITCHEN WITH GARDEN ACCESS
- DOWNSTAIRS WC

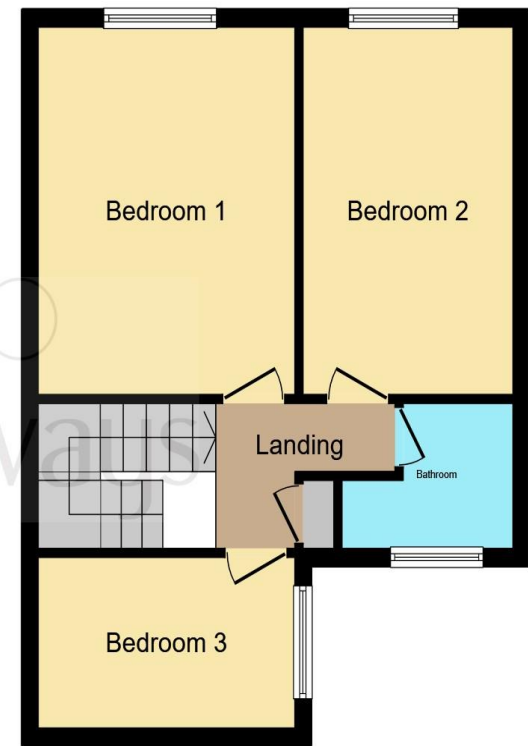
Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

**£220,000**



**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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