



**Reynolds Road, Birmingham B21 0TJ**

**welcome to**

## **Reynolds Road, Birmingham**

Three-bedroom semi-detached house on Reynolds Road, Birmingham, offering two reception rooms and great potential for modernisation. Includes an outside WC and spacious garden.

### **Agent Note**

Council Tax Band B

### **Approach**

Front garden, slabbed area, brick wall, front gate

### **Entance Hall**

Understairs cupboard, radiator, carpeted, strip light

### **Lounge**

13' 5" into bay x 9' 10" max ( 4.09m into bay x 3.00m max )  
Double glazed bay window and door to the rear of the property, gas fire, carpeted, radiator, ceiling light point, gas fire

### **Dining Room**

14' 6" into bay x 9' 11" ( 4.42m into bay x 3.02m )  
Double glazed bay window to the front of the property, gas fire, ceiling light point, carpeted, radiator

### **Kitchen**

9' 5" x 5' 7" ( 2.87m x 1.70m )  
Double glazed window to the rear and the side of the property, sink and drainer, a range of wall and base units with a roll top worksurface, space for a freestanding oven and gas hob, plumbing for washing machine.

### **Landing**

Double glazed window to the side of the property, strip light, carpeted, ceiling light point, loft access

### **Bedroom One**

13' 10" into bay x 9' 10" ( 4.22m into bay x 3.00m )  
Double glazed bay window to the rear of the property, carpeted, ceiling light point, radiator

### **Bedroom Two**

15' into bay x 9' 11" ( 4.57m into bay x 3.02m )  
Double glazed bay window to the front of the property, carpeted, ceiling light point, radiator

### **Bedroom Three**

7' 2" x 5' 9" ( 2.18m x 1.75m )  
Double glazed window to the front of the property, carpeted, radiator, ceiling light point

### **Bathroom**

Double glazed window to the rear of the property, cupboard housing wall mounted boiler, bath, WC, sink, radiator, ceiling light point, vinyl flooring







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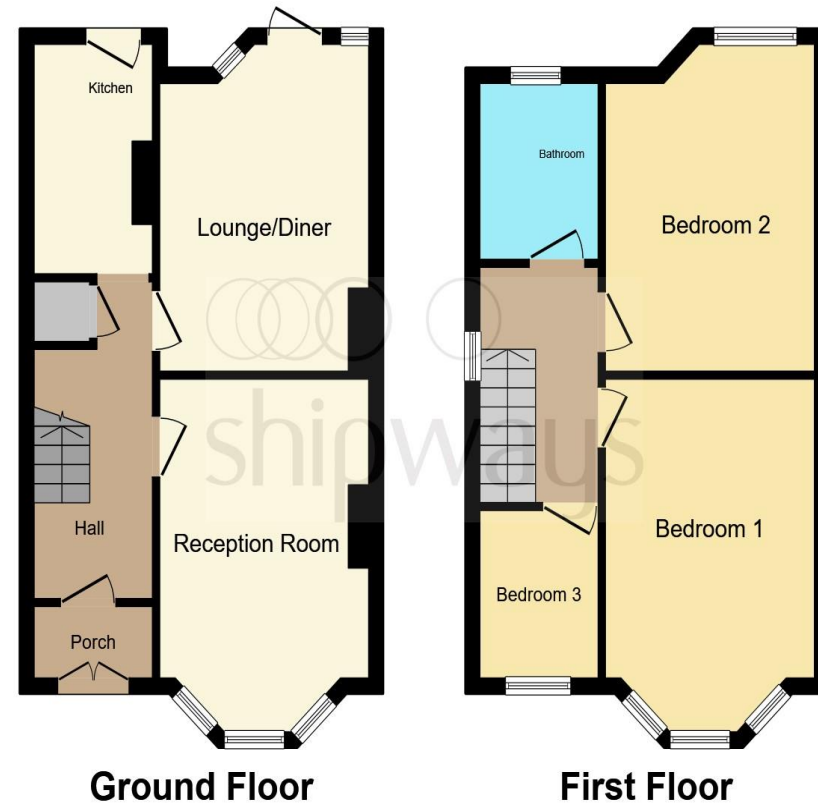
## Reynolds Road, Birmingham

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SEMI-DETACHED FAMILY HOME
- NEEDS MODERNISATION
- SPACIOUS 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](http://www.focalagent.com)

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