









### welcome to

# **College Farm Drive, Birmingham**

\*\*\*SEMI DETACHED\*\*\*THREE BEDROOMS\*\*\*LOUNGE\*\*\*KITCHEN\*\*\*CONSERVATORY\*\*\*OFF ROAD PARKING\*\*\*DOUBLE GLAZING\*\*\*CENTRAL HEATING\*\*\*

#### Note

Council tax band: C

#### **Front Garden**

Dropped kerb and block paved with lawned area with access to garage.

#### **Entrance Hall**

Double glazed door to side and radiator.

### Lounge

14' x 11' 7" ( 4.27m x 3.53m )

Double glazed window to front, understairs storage, gas fire and fireplace, ceiling light point, radiator and door into:-

### Kitchen / Diner

14' 11" x 8' 10" ( 4.55m x 2.69m )

Window to rear, wall and base units with work surfaces over, sink and drainer unit, double gas oven, spotlights, ceiling light point, radiator and patio door to rear.

## Conservatory

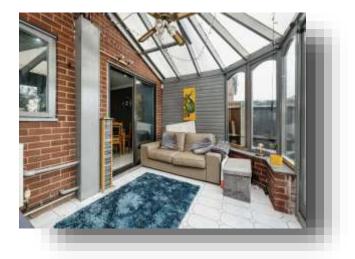
14' x 8' 5" ( 4.27m x 2.57m )

Wooden construction, double doors to rear, ceiling light point with fan and radiator.









### **Bedroom One**

13' 4"  $\times$  8' 3" (  $4.06m \times 2.51m$  ) Double glazed window to front, ceiling light point and radiator.

### **Bedroom Two**

 $9' \cdot 10'' \times 7' \cdot 9'' (3.00m \times 2.36m)$  Double glazed window to rear, ceiling light point and radiator.

#### **Bedroom Three**

7' 11" x 6' 6" ( 2.41m x 1.98m ) Double glazed window to front, storage cupboard, ceiling light point and radiator.

#### **Bathroom**

Double glazed window to rear, bath with shower over, wash hand basin, low level WC, tiling to walls, ceiling light point and radiator.

### **Rear Garden**

Paved patio area, lawned area, further paved patio area with pagoda and fenced surround.





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# **College Farm Drive, Birmingham**

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

£275,000



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