



**Windsor View, Birmingham B32 4DB**

**welcome to**

## **Windsor View, Birmingham**

**\*\* RECENTLY REFURBISHED THREE BEDROOM DETACHED PROPERTY \*\* LIVING ROOM \*\* NEWLY FITED KITCHEN DINER \*\* NEWLY FITTED FAMILY BAHROOM \*\* SECURE REAR GARDEN \*\* GARAGE AND DRIVEWAY \*\* IDEAL FIRST TIME BUYERS PURCHASE OR A GREAT FAMILY HOME \*\* NO ONWARD CHAIN \*\***

### **Entrance Hall**

Double glazed door to the front of the property, double glazed window to the side of the property and central heating radiator.

### **Living Room**

16' x 10' 4" ( 4.88m x 3.15m )

Double glazed window to the front of the property, central heating radiator, electric fire, coving to ceiling, French doors to kitchen and new carpets. (Fitted December 2023)

### **Kitchen Diner**

13' 8" x 10' 6" ( 4.17m x 3.20m )

Newly fitted kitchen diner with a range of wall base and units with work surfaces over, sink and drainer unit, tiling to splash prone areas, electric oven and gas hob with cooker hood over, integrated washing machine, dishwasher and fridge freezer, boiler house in cupboard, double glazed window to the rear and patio door to rear garden.

### **Landing**

Double glazed window to the side of the property, cupboard, loft access and new carpets. (Fitted December 2023)

### **Bedroom One**

13' 9" x 9' 5" ( 4.19m x 2.87m )

Double glazed window to the front of the property, built in wardrobe, central heating radiator and new carpets. (Fitted December 2023)

### **Bedroom Two**

10' 6" x 6' 7" ( 3.20m x 2.01m )

Double glazed window to the rear of the property, central heating radiator and new carpets. (Fitted December 2023)





### **Bedroom Three**

7' 7" x 6' 10" ( 2.31m x 2.08m )

Double glazed window to the rear of the property, central heating radiator and new carpets. (Fitted December 2023)

### **Bathroom**

Newly fitted with double glazed window to the side, bath with mixer taps, shower over bath with additional hand shower, wash hand vanity basin with sensor mirror above, full height upvc cladding to walls, extractor fan, w.c. ceiling spot lights and laminate wood flooring.

### **Front Garden**

Driveway and garage

### **Rear Garden**

Paved patio area with lawn beyond, fenced boundaries, shed and door to access garage.

### **Agent Notes**

The Council Tax Band is C. Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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## Windsor View, Birmingham

- Recently refurbished three bedroom detached property
- Living room
- Newly fitted kitchen diner with integrated appliances
- Newly fitted family bathroom
- Well-maintained rear garden

Tenure: Freehold EPC Rating: C

offers over

**£250,000**



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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