



**Swindon Road, Birmingham B17 8JJ**

**welcome to**

## **Swindon Road, Birmingham**

\*\*\*\* GREAT RESIDENTIAL AREA \*\*\*\* WELL PRESENTED FAMILY HOME \*\*\*\*\* TWO RECEPTION ROOMS \*\*\*\* FITTED KITCHEN \*\*\*\* TWO GOOD SIZED BEDROOMS \*\*\*\* FAMILY BATHROOM \*\*\*\* LOVELY REAR GARDENS \*\*\*\* COMMUTABLE TO BIRMINGHAM CITY CENTRE \*\*\*

### **Agent Note**

This property is council tax band A.

### **Lounge**

11' into bay x 9' ( 3.35m into bay x 2.74m )  
Double glazed front facing bay window, Central heating radiator.

### **Lounge 2**

12' 3" x 12' 3" ( 3.73m x 3.73m )  
Double glazed rear facing window, Central heating radiator, Gas Fire.

### **Kitchen**

9' 7" x 6' 9" ( 2.92m x 2.06m )  
Double glazed side facing window, Central heating radiator, range of wall and base units, sink and drainer unit, gas hob & oven, plumbing for washing machine.

### **Bedroom 1**

12' 2" x 11' 3" ( 3.71m x 3.43m )  
Double glazed front facing window, Central heating radiator.

### **Bedroom 2**

12' 3" x 9' 2" ( 3.73m x 2.79m )  
Double glazed rear facing window, Central heating radiator.

### **Bathroom**

Double glazed rear facing window, Heated towel rail, low level flush w/c, hand wash basin, bath with shower over.

### **Rear Garden**

Patio & Lawn area.





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## Swindon Road, Birmingham

- Two Bedrooms
- Traditional End Terrace Property.
- Fitted Kitchen
- Upstairs Family Bathroom
- Great First time buyers property or Buy to let investment.

Tenure: Freehold EPC Rating: D

**£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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