



Heathleigh Road, Birmingham B38 8HG

welcome to

Heathleigh Road, Birmingham

SEMI DETACHED PROPERTY *** THREE BEDROOMS * DRIVEWAY TO THE FRONT ***** EXTENDED ***** OPEN PLAN KITCHEN/DINER ***** THROUGH LOUNGE **** DOWNSTAIRS W/C ***** UTILITY ROOM *** FAMILY BATHROOM TO FIRST FLOOR ***** DECKING TO LOVELY REAR GARDENS ****

Agent Note

This property is council tax band C.

Entrance Hall

Stairs to first floor, stripped wooden flooring.

Lounge

21' 6" x 11' 11" into chimney breast (6.55m x 3.63m into chimney breast)

Good sized through lounge, double glazed bay window to front, 2 x radiators, coving to ceiling, picture rail, feature gas fireplace with living flame gas fire.

Kitchen/Diner

18' 4" x 8' 8" (5.59m x 2.64m)

Stunning L Shaped open plan kitchen, double glazed window & patio doors to garden. fully fitted kitchen with range of wall & base units and roll top work surfaces over, built in dishwasher, space for table & chairs, range cooker & cooker hood, door to pantry and door to utility and W/C.

Utility

9' x 8' 1" (2.74m x 2.46m)

central heating radiator, door to rear, door to downstairs w/c.

Downstairs W/C

low level flush w/c, hand wash basin.

Garage

currently used as a bar/office/study/storage.

Landing

loft access (loft is boarded), doors to bedrooms and bathroom.

Bedroom 1

12' 7" x 9' 1" excluding wardrobes (3.84m x 2.77m

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Double glazed window to front, central heating radiator.

Bedroom 2

10' 8" x 8' 8" (3.25m x 2.64m)

Double glazed window to rear, central heating radiator.

Bedroom 3

9' 5" x 6' 4" (2.87m x 1.93m)

Double glazed window to front, central heating radiator.

Bathroom

Twin double-glazed windows to rear, heated towel rail, hand wash basin in vanity unit, low level flush w/c, bath with shower over, tiled to full height.

Front Garden

Driveway

Rear Garden

Fully enclosed, raised decked area, with lawn area.





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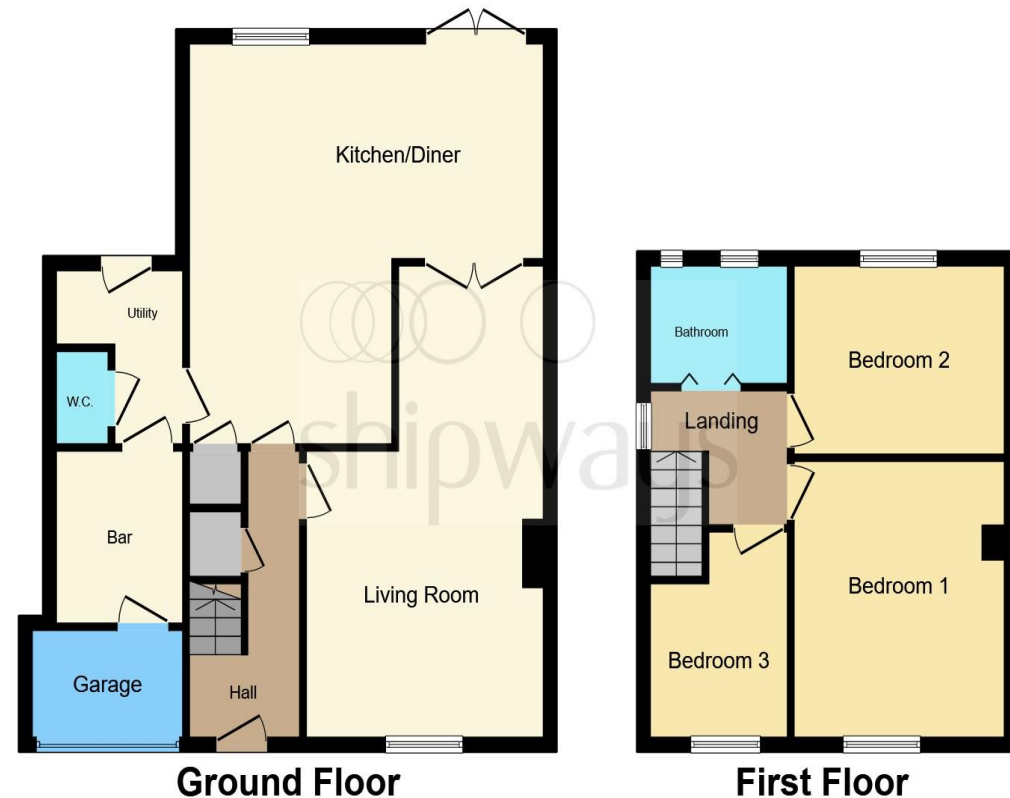
welcome to

Heathleigh Road, Birmingham

- Beautiful Traditional Semi Detached Property
- Extended Open plan Kitchen and Diner.
- Three Good Size Bedrooms
- Driveway to the Front.
- Garage (currently used as a bar, and storage)

Tenure: Freehold EPC Rating: C

£300,000



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

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Property Ref:
HBN111452 - 0002

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