



Vale Close, Birmingham B32 2UU

welcome to

Vale Close, Birmingham

***** THREE BEDROOM END OF TERRACE ***** CUL DE SAC LOCATION ***** CLOSE TO LOCAL AMENITIES ***** MODERNISED THROUGHOUT *****
TWO RECEPTION ROOMS ***** FAMILY BATHROOM ***** FRONT AND REAR GARDENS ***** GARAGE ***** DRIVEWAY *****

Entrance Porch

Double glazed frosted window & door to front.

Downstairs W/C

Low level flush w/c, wash hand basin with hot & cold taps, plumbing for utilities.

Lounge

14' 1" x 14' 1" (4.29m x 4.29m)

Double glazed floor to ceiling window to front, central heating radiator, fireplace, generous space.

Dining Room

15' x 12' (4.57m x 3.66m)

Double glazed window & door to rear, central heating radiator.

Kitchen

12' x 6' 1" (3.66m x 1.85m)

Double glazed window to rear, range of wall & base units with drawers and worktops over, integrated oven, plumbing for utilities, double sink & drainer with mixer tap, built in storage, induction hob with extractor hood over.

Landing

Airing cupboard, loft access - no ladder.

Bedroom 1

14' 1" x 9' (4.29m x 2.74m)

Double glazed windows to rear, central heating radiator, generous size.

Bedroom 2

9' x 8' (2.74m x 2.44m)

Double glazed windows to front & side, central heating radiator.

Bedroom 3

12' x 6' (3.66m x 1.83m)

Double glazed window to front, central heating radiator.

Bathroom

Downlights, central heating radiator, tiled walls, electric shower.

Front Garden

Path & lawn to front, driveway & garage.

Garage

15' x 7' (4.57m x 2.13m)

Rear Garden

Well maintained, patio, lawn & shrubs.

Outbuilding

12' x 6' (3.66m x 1.83m)

Potential for office space - end of garden. (Unfinished).

Agent Note

This property is council tax band C.
New electrics, plumbing & boiler, & new floors throughout.





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welcome to

Vale Close, Birmingham

- Three bedroom end of terrace
- Cul de sac location
- Close to local amenities
- Modernised throughout
- Two reception rooms

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£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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