



**Corisande Road, Birmingham B29 6RL**

**welcome to**

## **Corisande Road, Birmingham**

\*\*\*\* TRADITIONAL SEMI-DETACHED HOME \*\*\* CLOSE TO LOCAL AMENITIES \*\*\* COMMUTABLE TO UNIVERSITY AND QE HOSPITAL \*\*\* TWO DOUBLE BEDROOMS \*\*\* STUDY/NURSERY \*\*\* GENEROUS RECEPTION ROOM \*\*\* CONSERVATORY \*\*\* DOWNSTAIRS W/C \*\*\* FRONT AND REAR GARDENS \*\*\*\*

### **Agent Note**

This property is council tax band B.

### **Entrance Hall**

Radiator.

### **Downstairs W/C**

Boiler, low level flush w/c, wash hand basin with hot & cold taps. (Damp issue).

### **Lounge**

25' 1" x 9' ( 7.65m x 2.74m )  
Double glazed bay window to front and double doors & window to rear, radiator.

### **Kitchen**

8' 6" x 5' ( 2.59m x 1.52m )  
Double glazed window to utility, heated towel rail, splashback tiles, tiled floor, stainless steel sink & drainer, range of wall & base units with worktops over, extractor hood, gas hob, integrated oven.

### **Utility**

9' x 8' ( 2.74m x 2.44m )  
(Extension of kitchen, some damp issues). Double glazed window to rear, splashback tiles, wall & base units with worktops over, plumbing for utilities.

### **Conservatory**

10' x 7' 1" ( 3.05m x 2.16m )  
Double glazed sliding door to rear & windows to side.

### **Landing**

Double glazed window to side, loft access.

### **Bedroom 1**

13' x 9' ( 3.96m x 2.74m )  
Double glazed window to rear, radiator.

### **Bedroom 2**

9' plus bay. x 9' ( 2.74m plus bay. x 2.74m )  
Double glazed bay window to front, radiator.

### **Study**

6' x 5' ( 1.83m x 1.52m )  
Double glazed window to front, radiator.

### **Bathroom**

Double glazed frosted window to rear, low level flush w/c, electric walk-in shower, fitted sink with mixer tap.

### **Rear Garden**

Good sized, laid to lawn, mature trees & shrubs, enclosed & private.

### **Front Garden**

Laid to lawn







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## Corisande Road, Birmingham

- Traditional semi-detached home
- Close to local amenities
- Commutable to University of Birmingham and QE Hospital
- Two double bedrooms and further nursery/study room
- Generous reception room

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£250,000**



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