



St Andrews Close, BIRMINGHAM B32 2UY

welcome to

St Andrews Close, BIRMINGHAM

***** THREE BEDROOM DETACHED HOME ***** FANTASTIC CUL DE SAC LOCATION ***** CONVERTED GARAGE AND DRIVEWAY ***** TWO RECEPTION ROOMS ***** CONSERVATORY ***** DOWNSTAIRS W/C AND SHOWER ***** FAMILY BATHROOM *****

Agent Note

This property is council tax band C.

Entrance Porch

Lounge

14' 9" x 12' 4" (4.50m x 3.76m)

Double glazed window to front, central heating radiator.

Dining Room

21' 7" x 8' 1" (6.58m x 2.46m)

Double glazed sliding doors to conservatory, central heating radiator, open to kitchen.

Converted Garage

18' 2" x 7' 7" (5.54m x 2.31m)

Kitchen

17' 2" x 7' (5.23m x 2.13m)

Double glazed window, storage/pantry, range of wall & base units, integrated 5 ring gas hob, extractor, oven, microwave.

Utility/Shower

8' 4" x 7' 8" (2.54m x 2.34m)

Conservatory

14' 7" x 10' 4" (4.45m x 3.15m)

French doors leading to rear garden.

Bedroom 1

14' 4" to front of wardrobe. x 8' 4" (4.37m to front of wardrobe. x 2.54m)

2 Double glazed windows to rear, central heating radiator.

Bedroom 2

9' 8" x 7' 8" (2.95m x 2.34m)

Double glazed window to front, central heating radiator.

Bedroom 3

9' 9" x 7' 5" (2.97m x 2.26m)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed frosted window, heated towel rail, low level flush w/c, wash hand basin with storage cupboard underneath, bath with rainfall shower over.

Loft

Boarded & ladder, with lights.





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welcome to

St Andrews Close, BIRMINGHAM

- Three Bedroom Detached Family Home
- Two Reception Rooms
- Converted Garage and Driveway
- Conservatory
- Downstairs W/C and Utility/Shower

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

offers over
£400,000



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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