



**Romsley Road, Birmingham B32 3PR**

**welcome to**

## **Romsley Road, Birmingham**

\*\*\* EXCELLENT POTENTIAL \*\*\* IN NEED OF MODERNISATION \*\*\* GENEROUS LIVING ROOM \*\*\* KITCHEN \*\*\* GOOD SIZED REAR GARDEN \*\*\* TWO DOUBLE BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* POPULAR LOCATION \*\*\* CLOSE TO LOCAL SCHOOLS \*\*\* NO CHAIN \*\*\*

### **Agent Note**

This property is council tax band B.

### **Lounge**

21' x 11' ( 6.40m x 3.35m )

Double glazed window to front & double sliding doors to rear, central heating radiators.

### **Kitchen**

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

Range of wall & base units with worktops over, stainless steel sink & drainer, plumbing for utilities, Worcester Bosch boiler.

### **Landing**

Airing cupboard, loft access.

### **Bedroom 1**

13' x 10' ( 3.96m x 3.05m )

Double glazed window to front, central heating radiator.

### **Bedroom 2**

10' 1" x 10' ( 3.07m x 3.05m )

Double glazed window to rear, central heating radiator, built in storage.

### **Bathroom**

Double glazed frosted window to rear, central heating radiator, bath with shower over, wash hand basin with hot & cold taps.

### **Separate W/C**

Double glazed frosted window to rear, low level flush w/c.

### **Lean To**

To side of property, access to garden & kitchen, potential for extension/conversion with permission.

### **Rear Garden**

Private & enclosed rear garden.

### **Garage-En-Bloc**

Inaccessible by car currently. (ask the branch for more information).

### **Shed**

Storage shed built onto rear of house.







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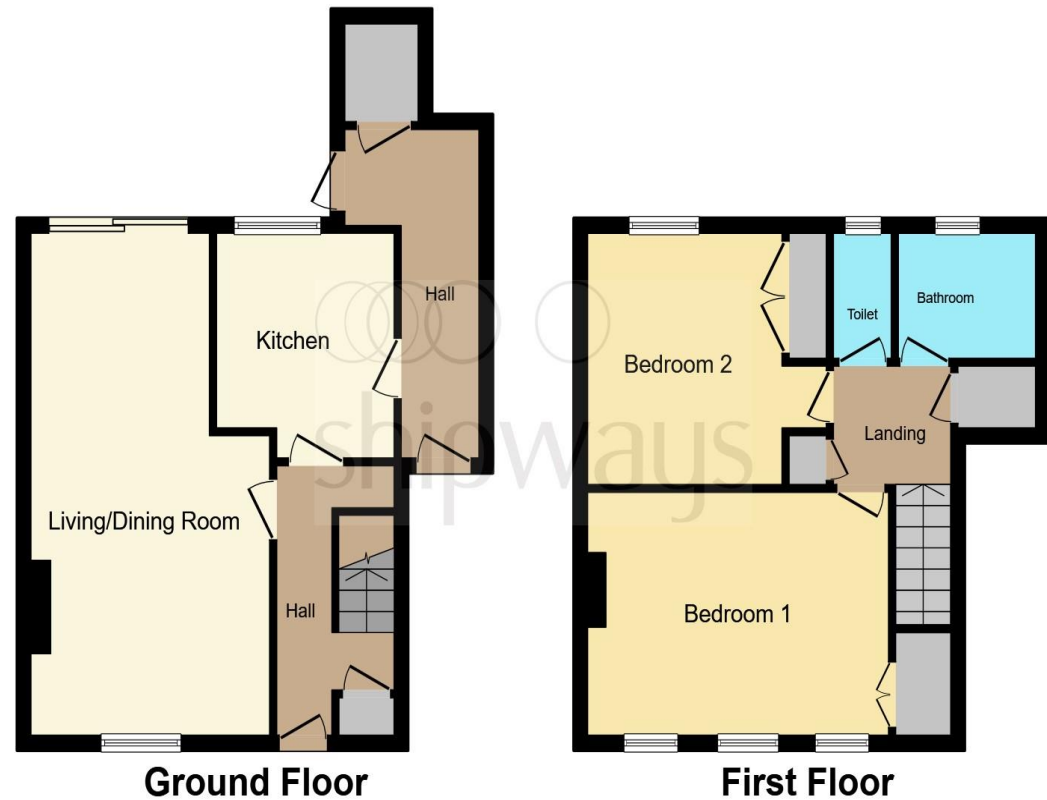
welcome to

## Romsley Road, Birmingham

- Excellent potential
- In need of modernisation
- Generous living room
- Kitchen
- Good sized rear garden

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

offers over  
**£180,000**



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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**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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