



Canal Court, Birmingham B27 6SU



welcome to

Canal Court, Birmingham

A deceptively spacious, four bedroom mid-terrace OFFERED CHAIN FREE. The home is situated in the popular residential area of Acocks Green within close proximity to local amenities and transport links.

Entrance Hall

Obscure double glazed door to front. Central heating radiator.

Guest Wc

Obscure double glazed window to front. Low level toilet, hand wash basin with pedestal. Tiling to splash prone areas.

Lounge

16' 9" max x 12' 5" (5.11m max x 3.78m)
Double glazed window to front. Central heating radiator.

Dining Room

10' 8" plus door recess x 8' (3.25m plus door recess x 2.44m)
Double glazed door to rear. Central heating radiator.

Kitchen

10' 7" plus door recess x 7' 4" (3.23m plus door recess x 2.24m)
Double glazed window and double glazed door to rear. A range of wall and base units with sink and drainer. Integrated appliances (oven, gas hob and extractor hood over). Space for free standing appliances. Tiling to splash prone areas.

Landing

Access to loft and storage cupboard.

Bedroom One

15' 6" max x 9' 4" (4.72m max x 2.84m)
Double glazed window to rear. Central heating radiator.

Ensuite

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal and shower

cubicle. Central heating radiator and tiling to splash prone areas.

Bedroom Two

11' 11" x 9' 4" (3.63m x 2.84m)
Double glazed window to front. Central heating radiator.

Bedroom Three

11' 9" max x 8' 7" (3.58m max x 2.62m)
Two double glazed windows to front. Central heating radiator and access to storage cupboard.

Bedroom Four

10' 9" max x 8' 1" (3.28m max x 2.46m)
Double glazed window to front. Central heating radiator and access to loft.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal and bath with screen and wall mounted shower over. Central heating radiator and tiling to splash prone areas.

Front Garden

Path to approach the accommodation and gravel to front.

Rear Garden

Decking and patio area, laid lawn with wall feature and space for shed and access to secure parking area.

Secure Parking

Through gated access there are two parking spaces and access to the rear garden.





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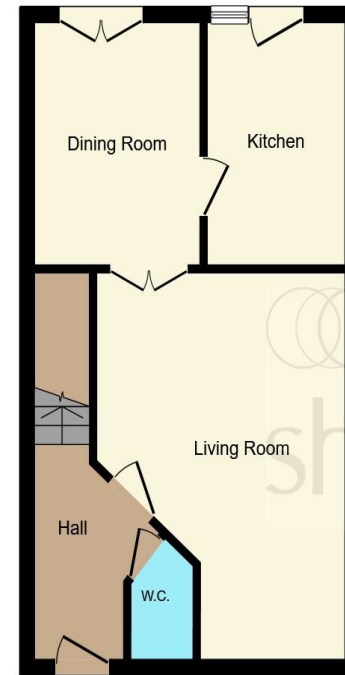
Canal Court, Birmingham

- OFFERED CHAIN FREE
- FOUR BEDROOM MID-TERRACE
- TWO RECEPTION ROOMS
- KITCHEN
- GUEST WC

Tenure: Freehold EPC Rating: C

offers over

£275,000



Ground Floor



First Floor

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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