



Leominster Road, Birmingham B11 3BH

welcome to

Leominster Road, Birmingham

A well presented and deceptively spacious extended three bedroom semi-detached, offered CHAIN FREE. The home is ideal for a growing family looking for a property within close proximity to local amenities such as schools, shops and transport links.



Agent Note

The Council tax Band Is C.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Entrance Porch

Double glazed door to front.

Entrance Hall

Door to front and obscure double glazed window to front. Central heating radiator. Access to storage cupboard.

Lounge-Diner

27' 3" into bay x 11' 5" (8.31m into bay x 3.48m)
Double glazed bay window to front and double glazed sliding door to rear. Two central heating radiators and electric fire.

Kitchen

18' 10" x 9' 11" (5.74m x 3.02m)
Double glazed window to rear and obscure double glazed door to side. A range of wall and base units with sink and drainer. Space for free standing appliances (cooker & washing machine) extractor hood, central heating radiator and tiling to splash prone areas.

Guest Wc

Obscure double glazed window to side. Low level toilet and hand wash basin with pedestal.

Landing

Obscure double glazed window to side. Access to loft.

Bedroom One

11' 3" x 11' 1" (3.43m x 3.38m)
Double glazed window to rear. Central heating radiator. Built-in-wardrobes.

Bedroom Two

13' x 8' 9" to wardrobe (3.96m x 2.67m to wardrobe)
Double glazed window to front. Central heating radiator.

Bedroom Three

7' 9" x 6' 10" (2.36m x 2.08m)
Double glazed window to front. Central heating radiator.

Shower Room

Obscure double glazed window to rear. Low level toilet, hand wash basin with vanity unit and shower cubicle. Heated towel rail, tiling to splash prone areas and access to storage cupboard (housing the boiler).

Front Garden

Wall to front

Rear Garden

Patio area with steps descending down to laid lawn. Flower beds with an array of plants, shrubs, bushes and trees.

Garage

(Not measured, please ensure it meets your requirements) Door to front and door to rear. A range of wall units with space for free standing appliances.

Parking

Off road parking.



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welcome to

Leominster Road, Birmingham

- CHAIN FREE
- THREE BEDROOM SEMI-DETACHED
- LOUNGE-DINER
- KITCHEN
- GUEST WC

Tenure: Freehold EPC Rating: D

offers over

£300,000



view this property online shipways.co.uk/Property/SLY110975

Please note the marker reflects the postcode not the actual property



Property Ref:
SLY110975 - 0007

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