



Runnymede Road, Birmingham B11 3BN

welcome to

Runnymede Road, Birmingham

A deceptively spacious three bedroom semi-detached offered CHAIN FREE and situated in a popular residential area of Birmingham. The home is an ideal opportunity for a growing family and is within close proximity to local amenities including shops, schools and transport links.

Agent Note

The Council Tax Band is C.

Entrance Porch

Open canopy porch.

Entrance Hall

Obscure double glazed window to front and obscure double glazed door to front. Central heating radiator and access to storage.

Lounge

12' 8" into bay x 11' 5" into recess (3.86m into bay x 3.48m into recess)

Double glazed window to front. Central heating radiator and gas fire.

Second Reception Room

13' x 10' 8" into recess (3.96m x 3.25m into recess)
Central heating radiator.

Third Reception Room

10' 11" plus door recess x 10' 2" (3.33m plus door recess x 3.10m)

Double glazed door and window to rear. Central heating radiator.

Kitchen

20' 3" plus door recess x 6' 10" (6.17m plus door recess x 2.08m)

Obscure double glazed door to rear. Obscure double glazed window to rear and side. A range of wall and base units with breakfast bar and sink/drain. Integrated appliances (oven, gas hob and extractor hood over). Space for free standing appliances (fridge & washing machine). Central heating radiator, tiling to splash prone areas and access to boiler.

Landing

Obscure double glazed window to side.

Bedroom One

13' x 9' 6" max (3.96m x 2.90m max)

Double glazed window to rear. Central heating radiator and built-in-wardrobe.

Bedroom Two

11' 1" x 9' 8" (3.38m x 2.95m)

Double glazed window to front. Central heating radiator and built-in-wardrobe.

Bedroom Three

7' 2" x 6' 11" (2.18m x 2.11m)

Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal and bath. Central heating radiator, floor to ceiling tiles and access to storage and loft.

Rear Garden

Patio area with laid lawn and path. Side gate access and space for shed. Flower beds surrounding with plants, shrubs, bushes and tree.

Garage

16' 1" x 8' 10" (4.90m x 2.69m)

Up-and-over door. Single glazed window to rear.

Parking

Off road parking.





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welcome to

Runnymede Road, Birmingham

- OFFERED CHAIN FREE
- THREE BEDROOM SEMI-DETACHED
- THREE RECEPTION ROOMS
- KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: D

offers over

£250,000



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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0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk