



**Bosworth Road, Birmingham B26 1EY**

**welcome to**

## **Bosworth Road, Birmingham**

A deceptively spacious, traditional three bedroom semi-detached, situated in a popular residential area of Birmingham. The home requires modernisation, offering a fantastic opportunity for those seeking a blank canvas with potential to create their own personal touch

### **Agent Note**

The Council Tax Band is B.

### **Entrance Hall**

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

### **Reception Room**

11' 2" excluding bay x 10' 5" into recess ( 3.40m excluding bay x 3.17m into recess )  
Double glazed bay window to front. Central heating radiator.

### **Second Reception Room**

10' 10" x 10' 5" excluding recess ( 3.30m x 3.17m excluding recess )

### **Kitchen**

15' 7" x 6' 5" plus door recess ( 4.75m x 1.96m plus door recess )

Two double glazed windows to rear and double glazed door to rear. A range of wall and base units with sink and drainer. Space for free standing appliances (cooker, washing machine & fridge-freezer). Tiling to splash prone areas and access to boiler.

### **Landing**

Obscure double glazed window to side. Access to loft.

### **Bedroom One**

11' 5" excluding bay x 10' 5" into recess ( 3.48m excluding bay x 3.17m into recess )

Double glazed bay window to front. Central heating radiator.

### **Bedroom Two**

10' 11" x 10' 6" ( 3.33m x 3.20m )

Double glazed window to rear. Central heating radiator.

### **Bedroom Three**

7' 7" x 5' 8" ( 2.31m x 1.73m )

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 with wall mounted electric shower over. Central heating radiator and tiling to splash prone areas.

### **Rear Garden**

Patio, laid lawn and bushes.

### **Parking**

Off road parking for multiple vehicles.





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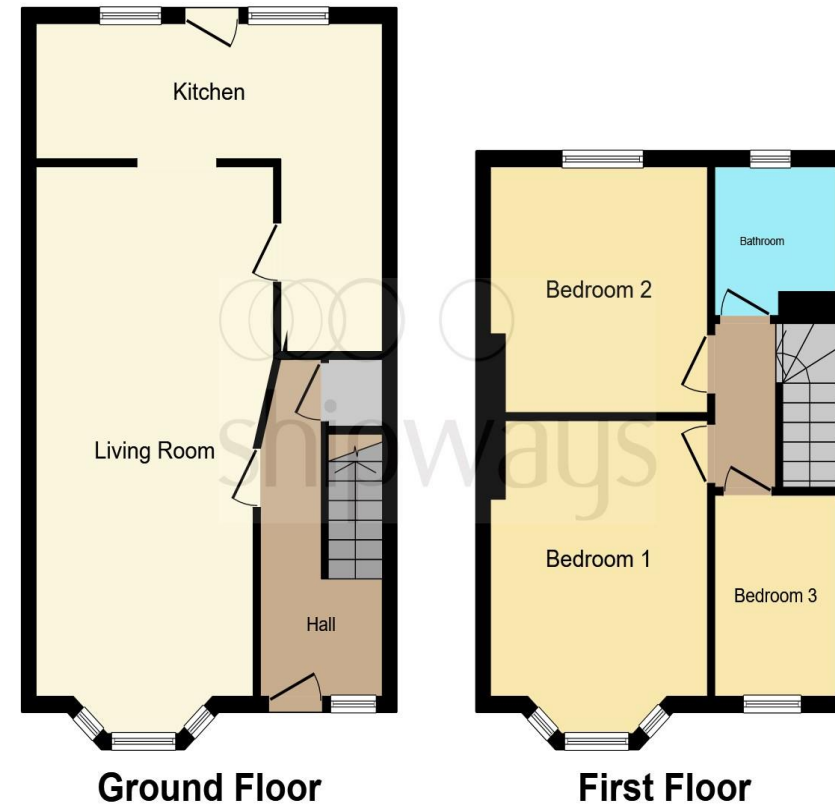
## Bosworth Road, Birmingham

- TRADITIONAL THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION AREAS
- KITCHEN
- BATHROOM
- REAR GARDEN

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£230,000**



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