

**Hay Brook Drive, Birmingham, B11 3RL** 



# welcome to

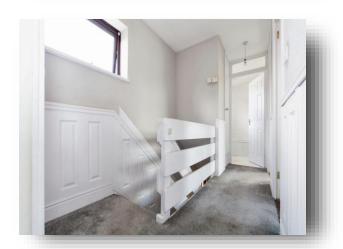
Hay Brook Drive, Birmingham
\*\* THREE BEDROOMS \*\* DRIVEWAY \*\* GUEST W/C \*\* GARAGE \*\* NO UPWARD CHAIN \*\* EXCELLENT LOCATION \*\* IDEAL FIRST TIME PURCHASE \*\*













# **Agent Note**

The Council Tax Band is B.

#### **Entrance Porch**

Wooden door.

## **Entrance Hall/Wc**

Ceiling light point, stairs to first floor.

### Lounge

17' 8" x 10' 8" ( 5.38m x 3.25m )

Double glazed window to rear, double glazed bay window to front, ceiling light point, three wall lights, electric fire, two ceiling light points, radiator.

#### Kitchen

15' 8" x 11' 3" ( 4.78m x 3.43m )

Cupboards, two double glazed windows to rear, two ceiling light points, workshops, sink, double upvc door/window to rear.

## Landing

Double glazed window, storage cupboard, ceiling light point.

#### **Bedroom One**

17' 10" into wardrobe  $\times$  7' 10" ( 5.44m into wardrobe  $\times$  2.39m )

Ceiling light point, fitted wardrobe, radiator, double glazed window to rear, shower cubicle, electric shower, extractor fan.

#### **Bedroom Two**

11' 7" x 6' 8" ( 3.53m x 2.03m )
Ceiling light point, radiator, double glazed window.

#### **Bedroom Three**

11' 10" x 11' 7" ( 3.61m x 3.53m ) Double glazed window, ceiling light point, radiator.

#### **Bathroom**

6' 7" x 5' (2.01m x 1.52m) Double glazed window, heated towel rail, bath, electric shower, w/c, sink.

#### **Front Garden**

Block paved driveway.

#### **Rear Garden**

Patio, fenced.





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Tenure: Freehold EPC Rating: D

offers in excess of

£220,000









Please note the marker reflects the postcode not the actual property

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