



**Cambridge Way, Birmingham B27 6SG**

**welcome to**

## **Cambridge Way, Birmingham**

**\*\* DETACHED FAMILY HOME \*\* THREE/FOUR BEDROOMS \*\* DRIVEWAY \*\* SPACIOUS LOUNGE \*\* KITCHEN/DINER \*\* GUEST W/C \*\* ENSUITE \*\* DRIVEWAY \*\* EXCELLENT LOCATION \*\***

### **Agent Note**

The Council Tax Band is D.

### **Entrance Hall**

Stairs to first floor, radiator, ceiling light point.

### **Cloakroom/W/C**

Double glazed window to side, ceiling light point, w/c, sink.

### **Lounge**

17' 10" into bay x 12' ( 5.44m into bay x 3.66m )  
Double glazed bay window to front, ceiling light point, radiator.

### **Kitchen/Diner**

24' x 9' 10" ( 7.32m x 3.00m )  
Drawer and base units, worktops, sink/drain, double glazed window to rear, spotlights, two double glazed doors to rear, two radiators.

### **Bedroom Four**

12' 7" x 8' 3" ( 3.84m x 2.51m )  
Double glazed window to the front, spotlights, radiator.

### **Landing**

Velut style window, storage cupboard, loft access, ceiling light point.

### **Bedroom One**

13' 11" x 10' ( 4.24m x 3.05m )  
Double glazed window to rear, ceiling light point, radiator.

### **En Suite**

Shower cubicle, w/c, double glazed window to rear, sink basin.

### **Bedroom Two**

11' 9" x 8' 1" ( 3.58m x 2.46m )  
Double glazed window to front, radiator, ceiling light point.

### **Bedroom Three**

13' 7" to cave x 8' 2" ( 4.14m to cave x 2.49m )  
Double glazed window to front, playarea, radiator, ceiling light point.

### **Bathroom**

Bathtub, w/c, sink basin, velvet style window, ceiling light point, heated towel rail.

### **Front Garden**

Laid to lawn.

### **Rear Garden**

Block paved patio, laid to lawn, built shed.







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- DETACHED FAMILY HOME
- THREE/FOUR BEDROOMS
- ENSUITE
- GUEST W/C
- SPACIOUS LOUNGE

Tenure: Freehold EPC Rating: C

offers over

**£375,000**



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](http://www.focalagent.com)

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Property Ref:  
SLY111295 - 0006

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