



**Northanger Road, Birmingham B27 7RG**

**welcome to**

## **Northanger Road, Birmingham**

\*\*\* NOW BEING SOLD VIA PRIVATE TREATY \*\*\* A beautifully presented three bedroom semi-detached offered CHAIN FREE, in the popular residential area of Acocks Green. The home is located within close proximity to local amenities and transport links.

### **Agents Note**

Council Tax Band B

### **Entrance Porch**

Obscure double glazed door and window to front.

### **Entrance Hall**

Door to front. Central heating radiator.

### **Lounge**

13' 10" excluding bay x 11' 8" ( 4.22m excluding bay x 3.56m )  
Double glazed bay window to front. Central heating radiator. Media wall with electric fire. Access to storage cupboard (obscure double glazed window to side).

### **Kitchen**

9' 7" plus door recess x 10' 7" ( 2.92m plus door recess x 3.23m )  
Double glazed window and door to rear. A range of wall and base units with sink and drainer. Space for free standing appliances (cooker, fridge-freezer & dishwasher). Extractor hood, tiling to splash prone areas and central heating radiator. Access to boiler.

### **Downstairs Bathroom**

Obscure double glazed window to rear. Low level toilet, hand wash basin with vanity and bath. Tiles to splash prone areas and heated towel rail. Space for free standing appliance (washing machine).

### **Landing**

Double glazed window to side. Access to loft.

### **Bedroom One**

12' 9" x 8' 2" ( 3.89m x 2.49m )  
Double glazed window to front. Central heating radiator.

### **Bedroom Two**

10' 7" x 9' 8" max ( 3.23m x 2.95m max )  
Double glazed window to front. Central heating radiator.

### **Bedroom Three**

9' 5" x 7' 8" ( 2.87m x 2.34m )  
Double glazed window to rear. Central heating radiator.

### **Shower Room**

Obscure double glazed window to front. Low level toilet, hand wash basin with pedestal and shower cubicle. Tiling to splash prone areas, heated towel rail and access to storage.

### **Rear Garden**

Patio area with side gate. Laid lawn with path and trees.

### **Outbuilding**

15' 4" x 14' 11" plus door recess ( 4.67m x 4.55m plus door recess )  
Double glazed door to front. Base units. Access to WC (Single glazed window to front. Low level toilet and hand wash basin with pedestal).

### **Parking**

Off road parking for multiple vehicles.





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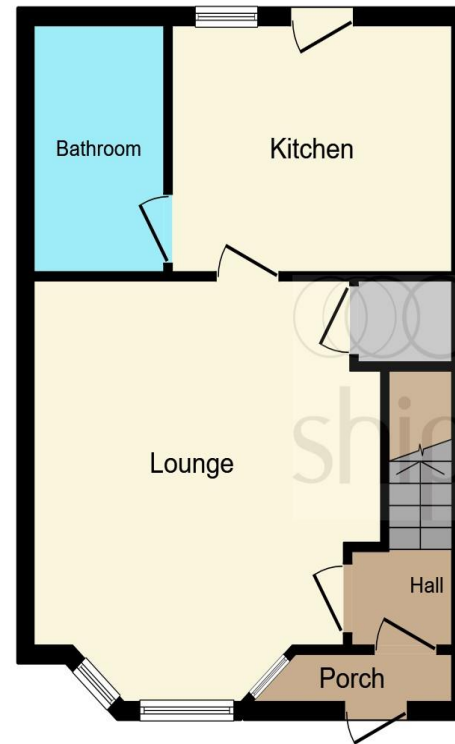
## Northanger Road, Birmingham

- \*\* NOW BEING SOLD VIA PRIVATE TREATY \*\*
- OFFERED CHAIN FREE
- THREE BEDROOM SEMI-DETACHED
- DOWNSTAIRS BATHROOM & UPSTAIRS SHOWER ROOM
- LOUNGE

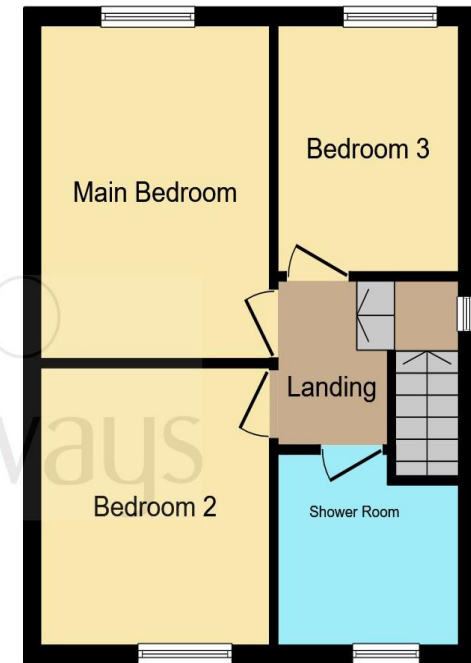
Tenure: Freehold EPC Rating: D

offers over

**£250,000**



**Ground Floor**



**First Floor**

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:  
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