



Roderick Road, Birmingham B11 1UE

welcome to

Roderick Road, Birmingham

**** TWO BEDROOMS ** NO UPWARD CHAIN ** TWO RECEPTION ROOMS ** EXCELLENT LOCATION ** IDEAL FIRST TIME PURCHASE ** SUITABLE BUY TO LET INVESTMENT ** LOW MAINTENANCE REAR GARDEN ****

Agent Note

The Council Tax Band is A.

Lounge

13' into bay x 11' 1" (3.96m into bay x 3.38m)
Double glazed bay window to front, ceiling light point, fireplace, radiator.

Dining Room

12' 2" into recess x 11' 2" (3.71m into recess x 3.40m)
Double glazed window to side, double glazed UPVC door to side, ceiling light point, extractor fan, cupboards, floor and wall, sink basin, pantry single glazed window to side.

Landing

Two ceiling light point, radiator.

Bedroom One

13' 2" x 11' 4" (4.01m x 3.45m)
Double glazed window to front, ceiling light point, radiator.

Bedroom Two

12' 2" x 10' (3.71m x 3.05m)
Built in cupboard, double glazed window to rear, ceiling light point, radiator.

Bathroom

8' x 5' 10" (2.44m x 1.78m)
Double glazed window to rear, bath, sink basin, w/c, boiler, ceiling light point, radiator.

Front Garden

Patio, a side door at the front passage to the rear garden.

Rear Garden

Patio, fences, trees.





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- TWO BEDROOMS
- TWO RECEPTION ROOMS
- IDEAL FIRST TIME PURCHASE
- SUITABLE BUY TO LET INVESTMENT

Tenure: Freehold EPC Rating: D

offers over

£180,000



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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Property Ref:
SLY111361 - 0006

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