



Exel Drive, Birmingham B11 3JG

welcome to

Exel Drive, Birmingham

** THREE BEDROOMS ** ENSUITE SHOWER ROOM/WC ** KITCHEN/DINER ** GUEST W/C ** DRIVEWAY ** GENEROUS SIZED REAR GARDEN **
EXCELLENT LOCATION ** GOOD SCHOOL CATCHMENT **

Agent Note

The Council Tax Band is B.

Entrance Hall

Double glazed window, radiator.

Cloakroom

Double glazed window to the front, radiator.

Lounge

11' 10" x 14' 2" (3.61m x 4.32m)

Double glazed bay window, radiator.

Kitchen

15' 2" x 8' 9" (4.62m x 2.67m)

Double glazed window, sliding door, integrated oven, gas hob, sink basin, space for fridge and freezer, radiator.

Landing

Access to loft.

Bedroom One

9' 6" into max x 11' 11" (2.90m into max x 3.63m)

Double glazed window to the front, radiator.

En Suite

Double glazed window to the front.

Bedroom Two

9' x 7' 5" (2.74m x 2.26m)

Double glazed window, radiator.

Bedroom Three

6' x 7' 5" (1.83m x 2.26m)

Double glazed window, radiator.

Bathroom

Double glazed window, bath, heated towel rail.

Rear Garden

Patio lawn, side gate.





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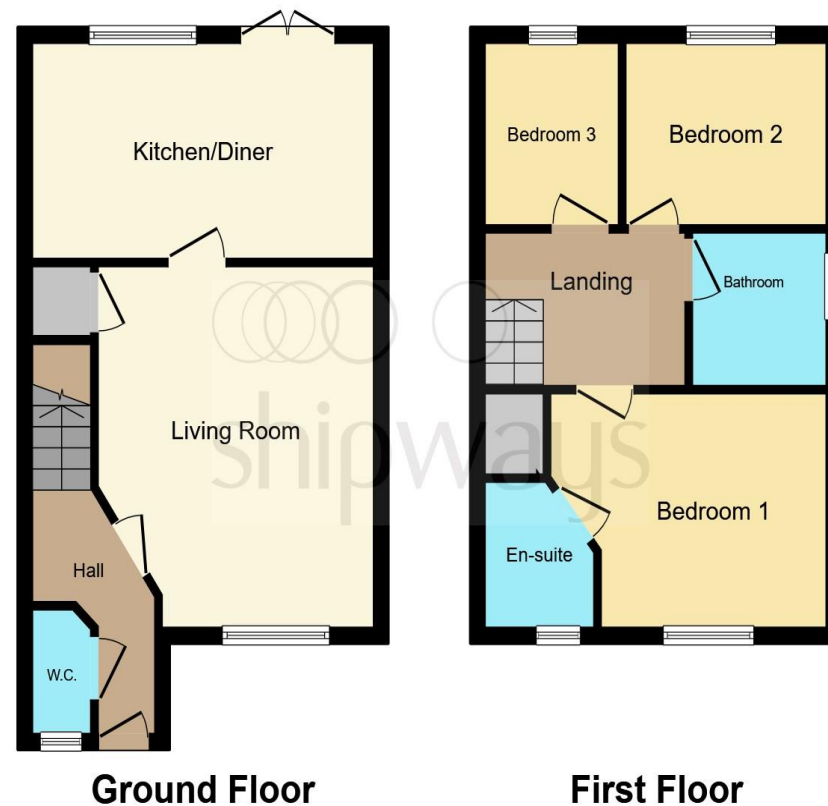
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- ENSUITE
- GUEST W/C
- KITCHEN/DINER
- DRIVEWAY

Tenure: Freehold EPC Rating: B

£280,000



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Property Ref:
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