



**Runnymede Road, Birmingham B11 3BN**

**welcome to**

## **Runnymede Road, Birmingham**

**\*\* SEVEN BEDROOMS \*\* TWO RECEPTION ROOMS \*\* THREE BATHROOMS \*\* DRIVEWAY \*\* THOUGHTFULLY EXTENDED \*\* SOLAR PANELS\*\***

### **Agent Note**

The Council Tax Band is C.

### **Entrance Porch**

Double glazed window and UPVC front door.

### **Entrance Hall**

Stairs to first floor, understairs cupboard, ceiling light point, radiator.

### **Cloakroom Lounge**

11' 8" x 23' 8" into bay ( 3.56m x 7.21m into bay )  
Double glazed bay window to the front, fireplace, two ceiling light points, four wall lights, double glazed sliding door to dining room, radiator.

### **Dining Room**

11' 10" x 10' 3" ( 3.61m x 3.12m )  
Double glazed UPVC french doors to the rear, two wall lights, ceiling light point, radiator.

### **Kitchen**

20' 4" x 14' 1" ( 6.20m x 4.29m )  
Two ceiling light points, boiler, radiator, wall/base units, sink, double glazed window to the rear.

### **Landing**

Ceiling light point, loft access, stairs to the loft, storage cupboard.

### **Bedroom One**

15' x 14' ( 4.57m x 4.27m )  
Double glazed window to the rear, built in wardrobes, ceiling light point, radiator.

### **En Suite**

Shower cubicle, ceiling light point, wc, sink.

### **Bedroom Two**

13' 2" x 8' 11" to wardrobe ( 4.01m x 2.72m to wardrobe )  
Double glazed window to the rear, fitted wardrobes, ceiling light point, radiator.

### **Bedroom Three**

11' 6" x 9' 3" ( 3.51m x 2.82m )  
Double glazed window to the front, ceiling light point, radiator.

### **Bedroom Six**

7' 9" x 7' ( 2.36m x 2.13m )  
Double glazed window to the front, ceiling light point, radiator.

### **Bathroom**

Jacuzzi bath, sink, double glazed window to the side, shower, wc, radiator.

### **Bedroom Four**

15' 7" x 6' 5" ( 4.75m x 1.96m )  
Converted garage, double glazed window to the front, ceiling light point, radiator.

### **Bedroom Five First Floor**

13' 4" x 6' 5" ( 4.06m x 1.96m )  
Double glazed window to the front, ceiling light point, radiator.

### **Wet Room**

Spotlight, wc, shower, sink, radiator.

### **Loft Space/Bedroom Seven**

18' 5" x 7' 6" ( 5.61m x 2.29m )  
Velux window, ceiling light point, radiator.

### **Rear Garden**

Patio, laid to lawn.





### Very Large Outbuilding

Double glazed window, double glazed UPVC door, two ceiling light point, number of power sockets.



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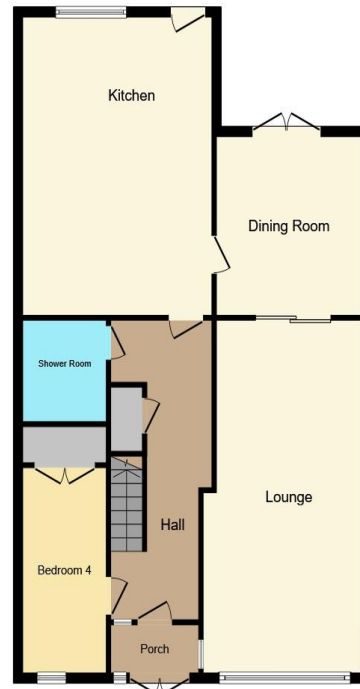
welcome to

## Runnymede Road, Birmingham

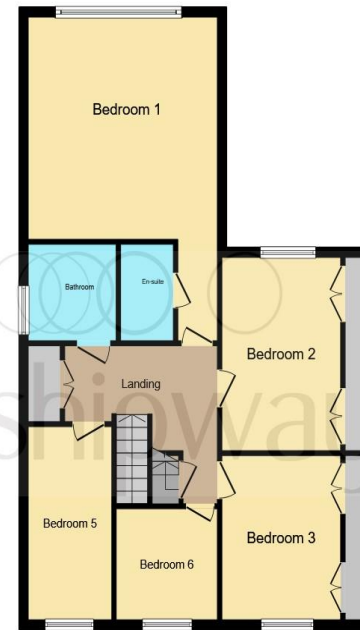
- SEVEN BEDROOMS
- THREE BATHROOMS
- EXTENDED SEMI-DETACHED FAMILY HOME
- DRIVEWAY
- OUTBUILDING TO THE REAR

Tenure: Freehold EPC Rating: E  
Council Tax Band: C

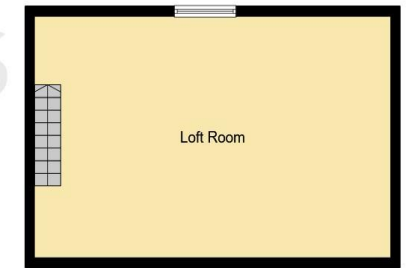
offers over  
**£425,000**



**Ground Floor**



**First Floor**



**Second Floor**

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