



**Manor Farm Road,BIRMINGHAM B11 2HT**

**welcome to**

## **Manor Farm Road, BIRMINGHAM**

**\*\* THREE BEDROOMS \*\* THROUGH LOUNGE/DINING ROOM \*\* WELL PRESENTED THROUGHOUT \*\* LOW MAINTENANCE REAR GARDEN \*\*  
EXCELLENT LOCATION \*\* GOOD TRANSPORT LINKS \*\***

### **Agent Note**

The Council Tax Band is A.

### **Entrance Hall**

Ceiling light point, door to inner hallway.

### **Lounge/Dining Room**

24' 7" x 12' 3" ( 7.49m x 3.73m )

Double glazed bay window to front, double glazed window to rear, two ceiling light points, two radiators.

### **Kitchen**

10' 10" x 7' ( 3.30m x 2.13m )

Double glazed window to side, cupboards/worktops, spotlights, sink, radiator.

### **Landing**

Double glazed window to side, ceiling light point, loft access.

### **Bedroom One**

12' 5" x 11' 7" ( 3.78m x 3.53m )

Double glazed window to front, ceiling light point, radiator.

### **Bedroom Two**

11' 5" x 9' 3" ( 3.48m x 2.82m )

Double glazed window to rear, ceiling light point, radiator.

### **Bedroom Three**

11' 4" x 7' 2" ( 3.45m x 2.18m )

Double glazed window to rear, ceiling light point, radiator.

### **Downstairs Shower**

Shower cubicle, double glazed window to side, w/c, ceiling light point, sink, radiator.

### **Loft**

Velux windows, ceiling light point, boarded.

### **Rear Garden**

Artificial grass, fee boarded, patio.





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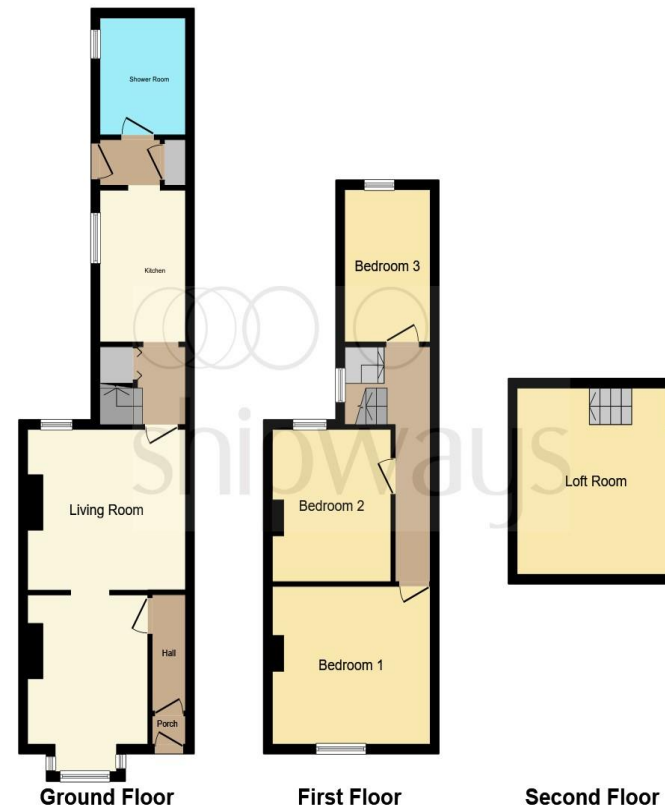
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- THROUGH LOUNGE/DINING ROOM
- WELL PRESENTED THROUGHOUT
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Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£210,000**



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