



Abbotsford Road, Birmingham B11 1NU

welcome to

Abbotsford Road, Birmingham

*** END TERRACE ** TWO RECEPTION ROOMS ** MODERN KITCHEN ** DOWNSTAIRS BATHROOM ** GOOD SIZED REAR GARDEN ** THREE BEDROOMS ** LOFT ROOM ** WELL PRESENTED THROUGHOUT! ***



Approach

Block paved front garden with steps to property and enclosed by wall.

Lounge

13' 3" into bay x 11' 6" (4.04m into bay x 3.51m)
Double glazed bay window to front, UPVC door to front, ceiling light point and radiator.

Dining Room

11' 5" x 12' 2" (3.48m x 3.71m)
Double glazed door to rear, storage cupboard, ceiling light point, radiator and stairs to first floor accommodation.

Kitchen

6' x 9' 1" (1.83m x 2.77m)
Double glazed window to side, wall, base and drawer units, rolled edge work surface, sink and drainer with mixer tap, hob and oven with stainless steel extractor over, tiled splashback and spotlights to ceiling.

Utility Area

Obscure double glazed door to side, ceiling light point, cupboard housing boiler and plumbing for washing machine.

Bathroom

Obscure double glazed window to rear, panelled bath with mixer tap, vanity hand wash basin unit with mixer tap, low level wc, fully tiled, spotlights to ceiling and ceiling light point.

Landing

Ceiling light point and radiator.

Bedroom One

13' 5" x 11' 1" (4.09m x 3.38m)
Double glazed window to front, ceiling light point and radiator.

Bedroom Two

10' 3" x 12' 5" into recess (3.12m x 3.78m into recess)
Double glazed window to rear, understairs storage cupboard, ceiling light point and radiator.

Bedroom Three

9' into recess x 5' 8" (2.74m into recess x 1.73m)
Double glazed window to rear, ceiling light point and radiator.

Loft Space

13' 1" exc eaves x 13' 3" (3.99m exc eaves x 4.04m)
Obscure double glazed window to side, sky light to rear, ceiling light point, radiator and storage in eaves.

Rear Garden

Fully paved low maintenance rear garden with planted borders and steps up half-way.



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- GREAT SIZED REAR GARDEN

Tenure: Freehold EPC Rating: E

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SLY108566 - 0002

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