

for sale

offers in the region of **£265,000**



Alexandra Road Birmingham B5 7NN

OFFERING NO UPWARD CHAIN - A traditional bay fronted three bedroom semi detached home. Having two reception rooms, kitchen, three bedrooms WC, upstairs bathroom, front and rear garden. Property would suit a first time buyer looking to add their stamp on a family home.

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Approach/Front Garden

Steps leading up to the property.

Entrance Porch

Double glazed windows with tiled flooring.

Entrance Hall

Storage, radiator and doors off to:

Lounge

13' 3" x 11' 3" (4.04m x 3.43m)

Double glazed bay window and radiator.

Kitchen

9' 5" x 7' 4" (2.87m x 2.24m)

Kitchen comprising of wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point and door to side passage.

Side Passage

29' x 6' 5" max (8.84m x 1.96m max)

Storage access into kitchen.

Landing

Double glazed window, storage, loft access and doors off to:

Bedroom One

14' 1" max x 11' 3" (4.29m max x 3.43m)

Double glazed bay window and radiator.

Bedroom Two

11' 4" x 11' max (3.45m x 3.35m max)

Double glazed bay window and radiator.

Bedroom Three

9' 4" x 7' 4" (2.84m x 2.24m)

Double glazed window and radiator.

Bathroom

Bath with shower overhead, wash hand basin, radiator.

Separate W.C



Low level w.c.

Rear Garden

Good size rear garden.

Agents Note

Current sellers have advised us that there has been an extension of lease to 99 years in 1995 at the cost of £400. We hold proof on file upon request.







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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145 Great Charles Street Queensway
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Property Ref: DIG111380 - 0003

Tenure: Leasehold

EPC Rating: Awaited

view this property online connells.co.uk/Property/DIG111380

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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