for sale

£295,000



# Highgate Street Birmingham B12 0XP

\*NO UPWARD CHAIN\* The property comprises of entrance hall, w/c, kitchen, conservatory, converted garage. On the first floor there are two double bedrooms and on the second floor you will find two further double bedrooms with family bathroom. Also, offering rear garden and driveway.





# Highgate Street Birmingham B12 0XP

#### **Entrance Hall**

Laminate flooring, radiator, stairs.

#### **Downstairs W/C**

W.c with sink, tiled flooring, jack and jill doors.

#### **Kitchen**

15' 1" x 11' 10" ( 4.60m x 3.61m )

Tiled flooring, radiator, boiler, sink+ drainer, hob and oven, extractor fan.

#### Conservatory

11' 9" x 9' 10" ( 3.58m x 3.00m )

Patio doors to garden, tiled flooring.

### Study

16' x 7' 9" ( 4.88m x 2.36m )

Tiled flooring, window, private door to front, radiator, breakfast bar with hob.

# Landing

Having carpet flooring, with top floor landing having skylight.

#### **Bedroom One**

15' 2" x 11' 11" ( 4.62m x 3.63m )

Laminate flooring, radiator, 2x window.

#### **Bedroom Two**

11' 11" x 9' 3" ( 3.63m x 2.82m )

Laminate flooring, radiator, window, storage.

#### **Bedroom Three**

12' x 10' 2" ( 3.66m x 3.10m )

Laminate flooring, radiator, window.

#### **Bedroom Four**

11' 10" x 9' 2" ( 3.61m x 2.79m )

Laminate flooring, window, radiator.

### **Family Bathroom**

Located on the top floor, bath/ shower, shower screen, w/c, sink, heated rail, window.

#### **Rear Garden**



Slabbed patio, rear gate access, shed.

# **Driveway**

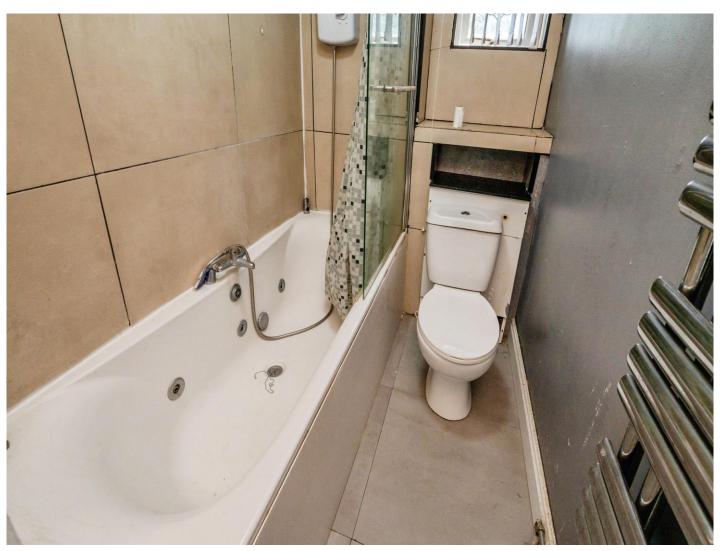
Located to front of property.















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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Property Ref: DIG112653 - 0002 Tenure:Freehold EPC Rating: C

Council Tax Band: B

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