

for sale

offers in the region of **£230,000**



Berkeley Road Birmingham B25 8NL

NO UPWARD CHAIN - IDEAL FIRST TIME BUY - A Three Bedroom End Terraced Property Being Offered For Sale with "No Upward Chain" Ideal for First Time Buyers and briefly comprising: - Entrance Porch, Lounge, Dining Kitchen, Utility, Downstairs W.C., Bathroom,

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Property Details

Enclosed Porch - having double glazed window and double glazed door leading to:-

Entrance Hall - having under stairs storage, cloaks with meter storage.

Guest W.C - having low flush w.c, vanity wash hand basin and part tiled walls

Kitchen/Diner - 4.40 x 2.94 (14'5" x 9'7") - having base and wall mounted units with work surfaces over, stainless steel single drainer sink unit, space for cooker, part tiled walls, 'Johnson & Stanley' gas fired warm air central heating unit, double glazed window and warm air duct

Lounge - 4.53 x 3.43 (14'10" x 11'3") - having warm air duct, double glazed window and french doors leading to garden:-

Utility - having warm air duct, double glazed window and french doors leading to garden:-

First Floor Landing - having airing cupboard housing copper cylinder immersion heater and doors leading to:-

Bedroom One - 4.47 x 2.82 (14'7" x 9'3") - having walk in wardrobe, double glazed window and warm air duct

Bedroom Two - 3.58 x 2.82 (11'8" x 9'3") - having double glazed window and warm air duct

Bedroom Three - 3.48 x 1.97 (11'5" x 6'5") - having double glazed window.

Family Bathroom - comprising panelled bath with ' Mx' shower fitting curtain and rail, wash hand basin, low flush w.c. and double glazed window.

Fore Garden - having brick built wall, lawn, flower borders and pathway leading to property.

Rear Garden - having paved patio and lawn.









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: DIG113063 - 0005

Tenure:Freehold EPC Rating: C

Council Tax Band: B

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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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