

for sale  
**£195,000** Freehold

**Paul  
Dubberley**



Devonshire Street BIRMINGHAM B18 5DL

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## Property Description

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## Entrance Hall

Having a double glazed door to the front elevation, stairs to the first floor, central heating radiator and doors to.

## Lounge/Dining Room

25' 6" max x 14' 5" max ( 7.77m max x 4.39m max )

An irregular shaped room with a double glazed bow window to the front elevation, patio door to the rear TV point, telephone point, two central heating radiators, door to kitchen and wall lights.

## Kitchen

11' 4" x 7' 3" ( 3.45m x 2.21m )

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one and half bowl sink and drainer, tiling to splash prone areas, electric oven and hob, with cookerhood over, plumbing for appliances and door to conservatory.

## Conservatory

11' 7" x 7' 6" ( 3.53m x 2.29m )

A UPVC construction with double glazed windows to the rear and side elevations and door to garden

## Landing

Having stairs form the entrance hall, storage cupboard housing the boiler and doors to.

## Bedroom One

14' 5" max x 8' 9" max ( 4.39m max x 2.67m max )

Having a double glazed window to the rear elevation, TV point and central heating radiator.

## Bedroom Two

11' 2" x 8' 2" ( 3.40m x 2.49m )

Having a double glazed window to the front elevation, TV point and central heating radiator.

## Bedroom Three

6' 5" x 5' 9" ( 1.96m x 1.75m )

Having a double glazed window to the front elevation and central heating radiator.

## Shower Room

Fully tiled with shower cubicle, low level WC, wash hand basin, extractor fan central heating radiator and loft access.









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](http://www.focalagent.com)

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**EPC Rating: C C/T Band B**

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