

for sale
£200,000 Freehold

**Paul
Dubberley**



Orford Grove Birmingham B21 0EW

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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, storage heater and doors to.

Lounge

15' 1" into recess x 10' plus bay (4.60m into recess x 3.05m plus bay)

Having a double glazed bay window to the front elevation, fireplace, wall lights, TV point, telephone point and storage heater

Kitchen

9' 8" max x 10' 8" max (2.95m max x 3.25m max)

Having double glazed windows to the rear and side elevations, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, electric cooker point, plumbing for washing machine, storage heater, understairs storage cupboard and door to garden.

Landing

Having stairs from the entrance hall and doors to.

Bedroom One

15' 1" max x 10' 5" (4.60m max x 3.17m)

Having double glazed windows to the front and side elevations and telephone point.

Bedroom Two

10' 8" x 8' 7" (3.25m x 2.62m)

Having double glazed windows to the rear and side elevation, and built in wardrobes.

Bedroom Three

8' 2" x 6' 1" (2.49m x 1.85m)

Having a double glazed window to the rear elevation.

Downstairs Bathroom

Having a double glazed window to the rear elevation, fully tiled with bath, walk in shower, wash hand basin, low level WC, extractor fan and heater.

Front Garden

Having lawn area, pathway to entrance and surrounding trees and shrubs.

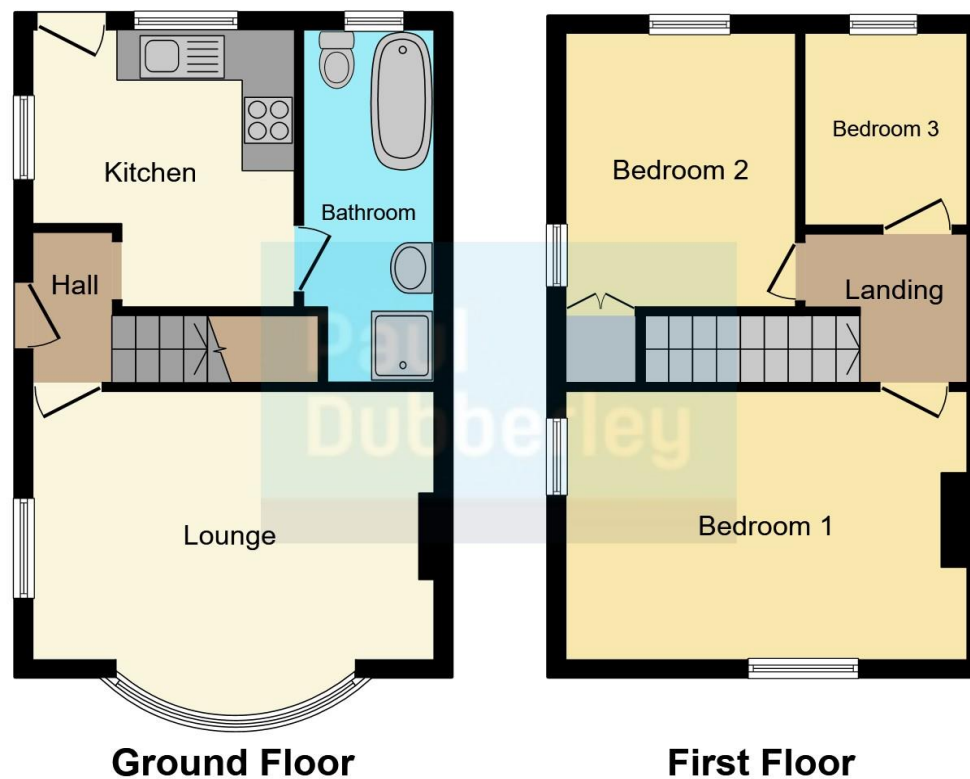
Rear Garden

Having lawn area and surrounding trees and shrubs.









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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EPC Rating: E C/T Band A

view this property online PaulDubberley.co.uk/Property/PWB104000

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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