

for sale
£260,000 Freehold

**Paul
Dubberley**



Mervyn Road Birmingham B21 8DE

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Property Description

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Storm Porch

Having double glazed door and windows to the front elevation.

Entrance Hall

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

Shower Room

Having a double glazed window to the side elevation, fully tiled with shower cubicle, low level WC, wash hand basin and heated towel rail.

Through Lounge

28' 7" into bay x 11' 4" max (8.71m into bay x 3.45m max)
Having a double glazed bay window to the front elevation, sliding doors to the kitchen/diner, TV point, telephone point and two central heating radiators.

Kitchen/diner

16' 8" x 10' 4" max (5.08m x 3.15m max)
Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, gas oven and hob with cooker hood over, plumbing for washing machine and French doors to the rear garden.

Landing

Having stairs from the hallway, loft access and doors to.

Bedroom One

12' 5" x 10' 7" upto wardrobe (3.78m x 3.23m upto wardrobe)
Having a double glazed window to the rear elevation, fitted wardrobes and central heating radiator.

Bedroom Two

12' 5" x 10' 3" (3.78m x 3.12m)
Having a double glazed window to the front elevation and central heating radiator.

Bedroom Three

9' 4" x 7' 3" (2.84m x 2.21m)
Having a double glazed window to the front elevation and central heating radiator.

Bathroom

Having a double glazed window to the rear elevation, fully tiled with P shaped bath, shower, low level WC, wash hand basin, extractor fan, spotlights to ceiling and heated towel rail.

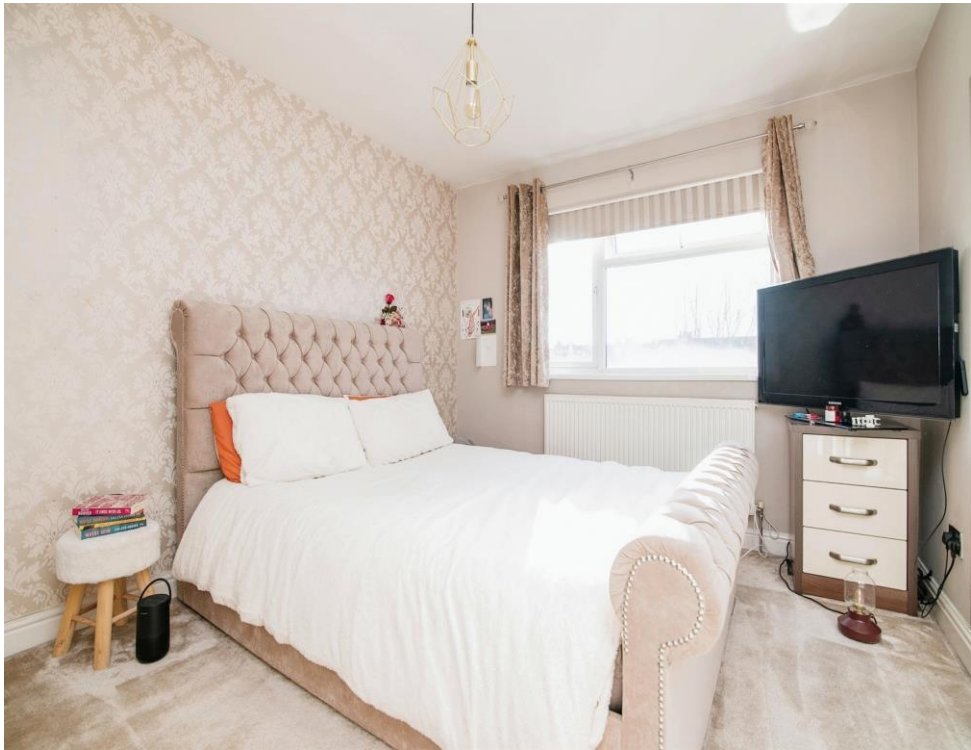
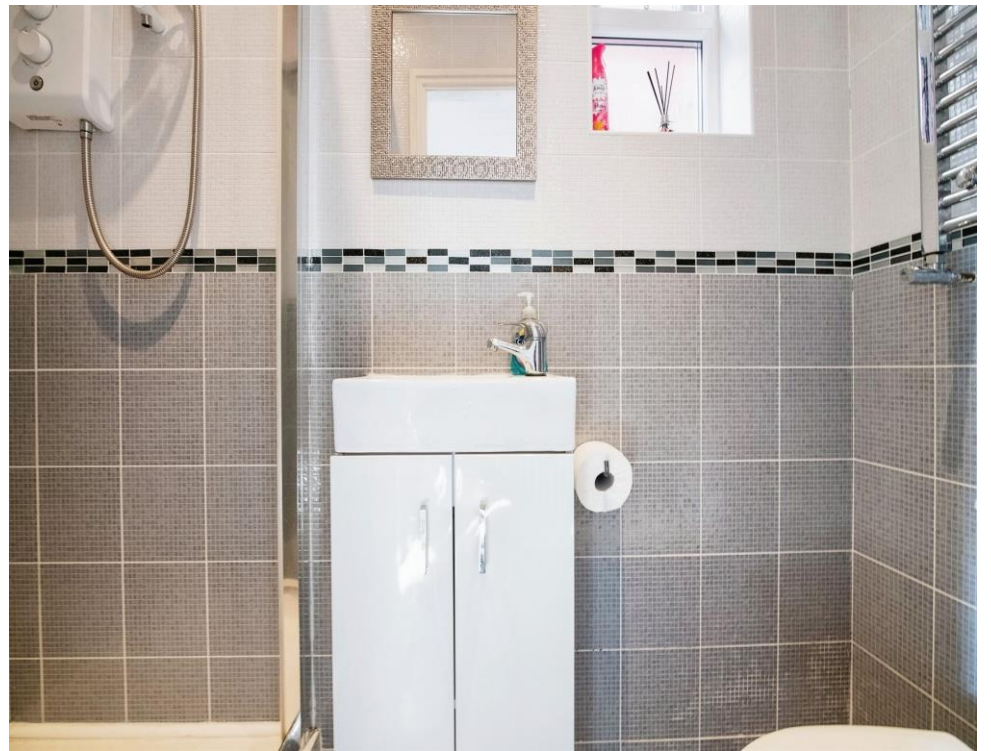
Front Garden

Fully blocked pave driveway for parking and shared gated entrance to rear.

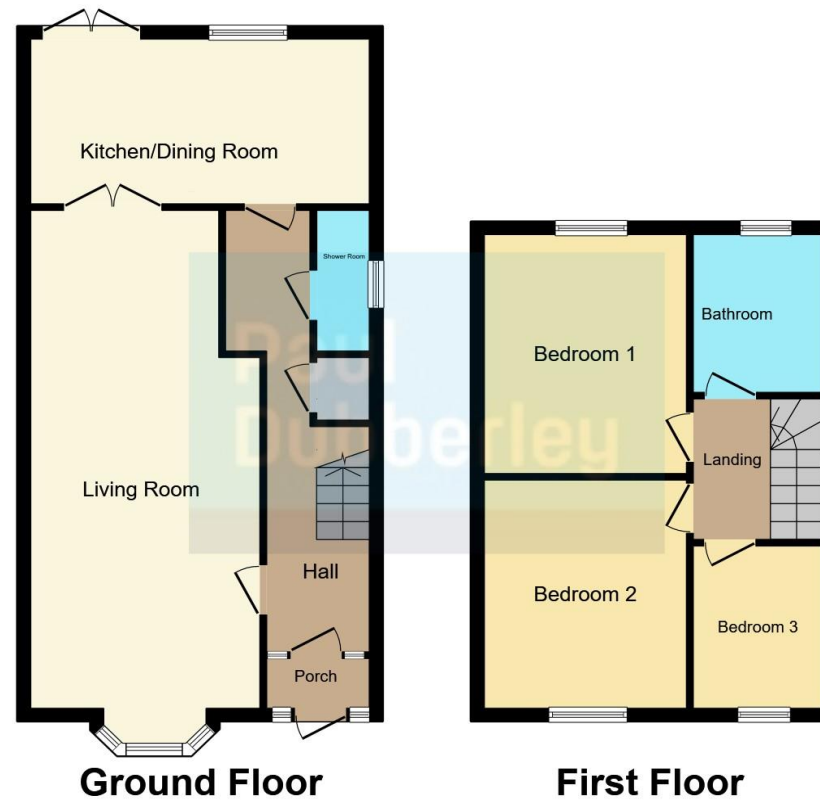
Rar Garden

Slabbed with small lawn area, and access to garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

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