



Innsworth Drive, Castle Vale
Birmingham, B35 6AX

Offers in Excess of £165,000

Castle Vale

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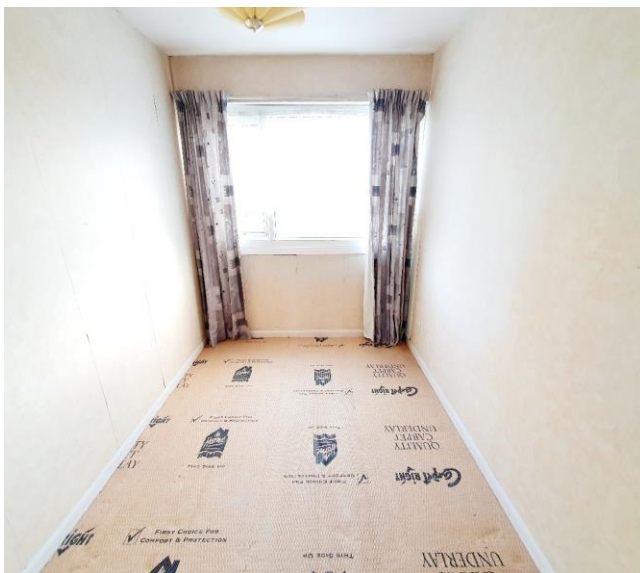
OFFERED FOR SALE WITH NO UPWARD CHAIN and an absolute must for viewing. Lovingly maintained throughout its over 40 years of family ownership, viewers will be not disappointed with the size, scope or potential of this family home.

Ideally located for a range of local amenities to include schools, convenience shopping, road links and access to Birmingham, this home has it all.

The property briefly comprises; extensive frontage, entrance porch with store cupboard then having hallway with stairs off. A large bright front facing lounge is separate to the rear dining room with a kitchen then leading off. To the first floor are three good sized bedrooms, a bathroom and separate W.C.

Outside to the rear is a paved patio area with lawned garden section beyond. Viewing is strictly by appointment via Paul Carr Erdington office.





Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN
THREE DOUBLE BEDROOM FAMILY HOME
FRONT FACING RECEPTION ROOM
REAR DINING ROOM
FITTED KITCHEN

Entrance Porch

Storage

Hallway

Lounge 4.20m (13'9") x 3.71m (12'2")

Kitchen 2.80m (9'2") x 2.33m (7'8")

Dining Room 3.43m (11'3") x 2.80m (9'2")

Bedroom 1 3.76m (12'4") x 3.47m (11'5")

Bedroom 2 3.47m (11'5") x 2.82m (9'3")

Bedroom 3 2.86m (9'5") x 2.34m (7'8")

Bathroom 1.72m (5'8") x 1.50m (4'11")

Separate WC

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 15th November 2022

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Map Location

