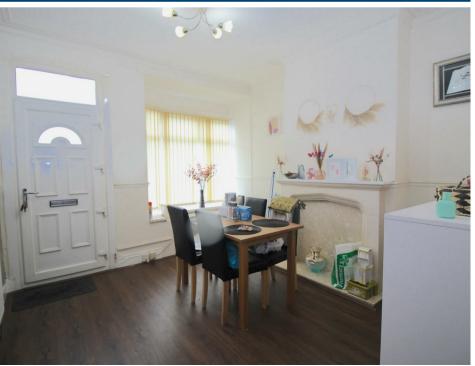
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Wroxton Road, Birmingham | £175,000

* END OF TERRACE HOUSE * TWO BEDROOMS * CLOSE TO LOCAL AMENITIES * TAKE A LOOK! * $\ensuremath{}^{*}$

AN OPPORTUNITY TO TAKE A STEP ONTO THE PROPERTY LADDER with this super end of terrace house. This will be snapped up quickly..... Therefore what are you waiting for! CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING! The property is accessed via a front garden area and leading to a double glazed, entrance door. The property comprises, TWO RECEPTION ROOMS, KITCHEN & FAMILY BATHROOM to the ground floor. To the first floor there are TWO GENEROUS BEDROOMS.

The property benefits from central heating and double glazing both where specified. Energy Rating F.

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Approach

The property is accessed via the public footpath and leading to:-

Front Garden

A small garden area with a brick and timber fence perimeter and steps leading to:-

Entrance

A double glazed entrance door leading into:-

Front Reception Room 12'11" x 10'11" (3.96m x 3.35m)

Double glazed bay window to front and radiator. A feature marble/stone fire surround. Wood effect flooring. Archway leading to the rear reception room.

Rear Reception Room 10'11" x 10'11" (3.35m x 3.35m)

Single glazed window to the rear. Radiator. Wood effect flooring. Under stairs storage cupboard. A door giving access to a staircase and first floor landing. Further door to the rear leading into the kitchen.

Kitchen 10'0" x 8'0" (3.05m x 2.44m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include a gas hob with extractor canopy over. Plumbing for a washing machine. Wall mounted central heating boiler. Part tiling to the walls. Double glazed window to the rear. Door leading into the bathroom.

Family Bathroom

Suite comprises of a panelled bath unit with a shower attachment, low-level WC and pedestal wash basin. Tiling to the walls and flooring. Heated towel rail. Obscure double glazed window and door to the side allowing access to the garden.

Landing

Doors giving access to first floor accommodation:-

Bedroom One 10'11" x 10'11" (3.35m x 3.35m)

Double glazed window to the front and radiator.

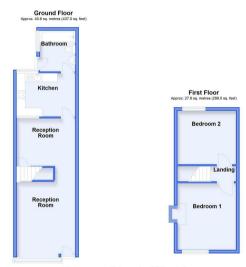
Bedroom Two 11'9" x 11'3" (3.35m'2.74m" x 3.35m'0.91m")

Double glazed window to the rear and radiator. Storage cupboard with loft access.

Outside

Rear Garden

Timber fence perimeter with a side gate, giving access to/from the front of the property. A low maintenance rear garden.



Total area: approx. 68.4 sq. metres (736.0 sq. feet)

This plan is for illustration only and may not be representative of the property. Plan not to scale
Plan produced using PlanUp.

