

# INDEPENDENT ESTATE AGENTS

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# Meadway, Birmingham | £240,000

\* MID TERRACE FAMILY HOME \* THREE GENEROUS BEDROOMS!\* OUTBUILDING \*\* 360 VIRTUAL TOUR AVAILABLE! \*\*

THIS IS A SPACIOUS FAMILY HOME ...SITUATED CLOSE TO ALL LOCAL AMENITIES... CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 to ensure you DON'T MISS OUT!! The property is approached via a front garden with accommodation comprising of . entrance, hallway, lounge and LOUNGE & DINING ROOM, KITCHEN, REAR SUN LOUNGE/UTILITY & GUEST W.C, REAR GARDEN WITH OUTBUILDING to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and shower room. The property benefits from central heating and double glazing where specified. Energy Performance Certificate : C

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## APPROACH

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

## **Front Garden**

The front garden is mainly laid to lawn with a shrubbery border and pathway leading to a canopy porch and double glazed entrance door:-

## **Entrance Hallway**

Staircase to first floor landing. Storage cupboard. Radiator. Wood effect flooring. Under stairs storage area. Doors allowing access to the ground floor accommodation:-

#### Lounge

#### 14'6" x 12'1" (4.42m x 3.68m)

Double glazed window to the front and radiator. Feature wooden fire surround with a decorative electric fire.

#### **Dining Room**

#### 11'9" x 9'2" (3.58m x 2.79m)

Double glazed window to the rear and radiator. Wood effect flooring. Archway giving access to the kitchen.

## **Kitchen**

#### 8'9" x 6'8" (2.67m x 2.03m)

A range of wall and base units with work surfaces over incorporating a stainless steel, sink and drainer unit with a mixer tap over. Gas cooker point. Wood effect flooring. Double glazed window and door to the rear allowing access to the sun lounge.

## Sun Lounge/Utility Area

Plumbing for a washing machine. Door giving access to a separate WC and storage area. Double glazed window windows and door to the rear allowing access to the garden.

## **FIRST FLOOR**

#### Landing

Ceiling loft hatch. Storage cupboard. Doors giving access to first floor accommodation:-

## Bedroom One

## 14'5" x 11'7" (4.39m x 3.53m)

Double glazed windows to the front. Storage wardrobe.

## **Bedroom Two**

#### 14'7" x 7'9" (4.45m x 2.36m)

Double glazed window to the rear and radiator. Storage and wardrobe.

## Bedroom Three

#### 8'6" x 8'0" (2.59m x 2.44m)

Double glazed window to the front. Well mounted central heating boiler. Storage cupboard.

## Shower Room

Suite comprises of a walk-in shower cubicle with an electric shower over, wash basin with storage underneath and low flush WC. Tiling to the walls. Obscured double glazed window to the rear. Heated towel rail.

## OUTSIDE

## Rear Garden

Timber fenced perimeter with rear and side gate access allowing access to/from the front of the property.

The rear garden is mainly laid to lawn, paved patio areas and pathway with border shrubbery.

## OUTBUILDING

## 19'4" x 9'2" (5.89m x 2.79m)

Double glazed window to the side. Bar area and wood effect flooring.



