

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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## Francis Road, Birmingham | £340,000

\* LARGE TWO STOREY RESIDENCE \* FOUR BEDROOMS \* THREE RECEPTIONS \* POPULAR LOCATION \*

THIS SPACIOUS FAMILY HOME HAS JUST BECOME AVAILABLE TO THE MARKET!

\* NO UPWARD CHAIN \*

This SEMI DETACHED HOUSE has LOTS OF CHARACTER AND ORIGINAL FEATURES, however the property will require modernisation ...

This FANTASTIC property is situated in a popular location and has to be viewed to appreciate the size and potential!!! Therefore don't delay...

CALL OUR YARDLEY OFFICE ON 0121-783-3422 TO ARRANGE A VIEWING!!

The property has a front garden, with steps leading to the double glazed, entrance door with accommodation comprising enclosed entrance, hallway, THREE RECEPTION ROOMS, KITCHEN and a family size mature, well established rear garden with OUTBUILDINGS and DOUBLE GARAGE. To the first floor there are THREE BEDROOMS and family bathroom. The property also has a fixed staircase allowing access to a FOURTH BEDROOM and storage area to the second floor.

The property benefits from central heating and double glazing where specified and is offered with NO UPWARD CHAIN!  
Energy Rating E

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### Approach

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

### Front Garden

A front garden area with a brick walled perimeter, pathway and steps leading to a double glazed entrance door.

### Entrance Hallway

Internal entrance door. Radiator. Staircase to first floor landing. Doors leading to the ground floor accommodation:-

### Front Reception Room

14'0" x 10'11" (4.27m x 3.35m)

Double glazed bay window to the front. Radiator.

### Lounge

12'11" x 10'11" (3.96m x 3.35m)

Radiator. Under stairs storage cupboard. Double glazed French doors to the rear allowing access to the garden. Feature brick fire surround with decorative gas fire. Double glazed sliding doors to the rear leading into.

### Dining Room

10'0" x 8'11" (3.05m x 2.74m)

Double glazed window to the side. Storage cupboards. Feature brick fire surround and gas fire.

### Kitchen

14'11" maximum x 10'0" x 4'11" minimum (4.57m maximum x 3.05m x 1.52m minimum)

A range of base units with work surfaces over and incorporating a stainless steel sink and taps over. Electric cooker point. Part tiling to the walls and tiled flooring.

Plumbing for a washing machine. Radiator. Double glazed windows to the side and rear. Double glazed door to the side leading into the rear lobby.

### Additional Kitchen Storage Space

Single glazed windows to side and rear with door allowing additional access to the garden.

## FIRST FLOOR

### Landing

Double glazed window to the side. Radiator. Additional staircase to the second floor. Doors leading to first floor accommodation:-

### Bedroom One

14'11" x 12'0" (4.57m x 3.66m)

Double glazed windows to the front and radiator.

### Bedroom Two

12'0" x 10'0" (3.66m x 3.05m)

Double glazed window to the rear and radiator.

### Bedroom Three

12'5" x 10'11" (3.78m x 3.33m)

Double glazed window to the rear and radiator.

### Family Bathroom

Suite comprises of a panelled bath unit with shower over, pedestal wash basin and low flush w.c. Radiator. Airing cupboard. Tiling to the walls. Obscure double glazed window to the side.

## SECOND FLOOR

### Landing

Double glazed window to the side. A door leading into a storage area and additional roof space.. Additional door into the fourth bedroom.

### Bedroom Four

14'0" x 12'0" (4.27m x 3.66m)

Double glazed window to the front and radiator.

## OUTSIDE

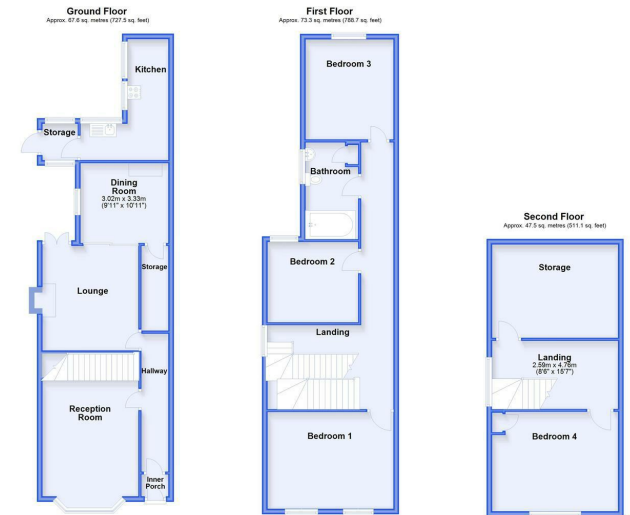
### Rear Garden

Timber and brick walled perimeter with a side gate allowing access to/from the front of the property. The rear garden has a lawned area with pathway, mature border shrubbery and brick outbuildings.

### Double Garage & Storage Area

18'0" x 16'0" (5.49m x 4.88m)

With double doors into the storage area and further door into the garage. Power and lighting. Doors to the rear.



Total area: approx. 188.3 sq. metres (2027.2 sq. feet)  
This plan is for illustration only and may vary for the convenience of the property. Plans not to scale.  
Plan produced using PlanIt360.

