

**A TRADITIONAL THREE BEDROOM TERRACE HOME  
WITH ORIGINAL CHARACTER IN A SOUGHT AFTER LOCATION**



**273 FORDHOUSE LANE  
STIRCHLEY  
BIRMINGHAM  
B30 3AA**

- Excellent location close to Stirchley and Kings Heath
- Two living rooms, kitchen and ground floor bathroom
- Three good bedrooms and first floor WC
- Central heating and double glazing
- Good size rear garden

**Offers around £249,950**

An excellent three bedroom terrace home in Stirchley and with easy access to Kings Heath good transport links into the City and close to the new station on Pineapple Road. The house has traditional accommodation with a hallway and two reception rooms, kitchen and ground floor bathroom. On the first floor are three bedrooms and a WC.

The house retains some original character and has double glazing and central heating.

### THE ACCOMMODATION COMPRISES

**APPROACH** set off the road with an enclosed front garden with pathway leading to the entrance with canopy porch.

**ENTRANCE HALL** With a hardwood panelled entrance door opening to a vestibule with 'minton' tiled floor and part glazed inner door opens to the hall with doors to the two reception rooms



#### **FRONT LIVING ROOM 13' 0" (into bay) x 9' 6"**

central heating radiator, uPVC double glazed bay window to the front, picture rail and moulded cornices.

#### **REAR RECEPTION ROOM 12' 3" x 12' 8"**

upvc double glazed window to the rear, double central heating radiator, picture rail, wood effect laminate flooring and original part glazed door to the inner lobby.

**INNER LOBBY** With stairs off to the first floor, understairs Pantry/ store, picture rail and door to the kitchen.

#### **KITCHEN 10' 7" x 7' 4"**

Fitted with units with white fascias and grey worktops, base and wall cupboards, inset single drainer stainless steel sink, space and plumbing for washing machine, central heating radiator, wall mounted 'Ideal' gas fired condensing combi central heating boiler, side door to the garden, upvc double glazed side window, electric cooker point, cooker hood, extractor fan and tiled floor. Door to the bathroom.

#### **BATHROOM**

With a white suite of panel bath with thermostatic mixer shower over, pedestal wash basin, low level flush WC, radiator, electric shaver point, tiled floor, extractor fan and upvc double glazed window with obscure glass.



## FIRST FLOOR

Landing area with doors off to:-

**BEDROOM ONE 11' 3" x 12' 9"** a spacious main bedroom with upvc double glazed window to front and central heating radiator.

**BEDROOM TWO 12' 2" x 8' 6" (plus wardrobes)** a second bedroom with a upvc double glazed window to rear , central heating radiator and built in wardrobes in alcoves.

**BEDROOM THREE 7' 8" x 7' 4"** with central heating radiator and upvc double glazed window.

**SEPARATE WC** with low level WC and wash basin.



## OUTSIDE

**REAR GARDEN** approached from a blue brick yard area with a raised decked patio, path to the side of a lawned area and fencing to the boundaries.



## GENERAL INFORMATION

**TENURE** We are informed the property is Freehold.

**VIEWING** By prior appointment with  
Oakton Estates on 0121 459 9641

**EPC** **To be confirmed**

**COUNCIL TAX** Band 'B' (Birmingham)

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.