

**TRADITIONAL THREE BEDROOM TERRACE HOME  
IN A POPULAR LOCATION REQUIRING SOME MODERNISATION**



**6 BEWDLEY ROAD  
STIRCHLEY  
BIRMINGHAM  
B30 2YE**

- Excellent location close to Stirchley centre and
- Entry house with extra first floor space
- Two living rooms, kitchen and ground floor bathroom
- Three good bedrooms
- Potential to improve

**Offers around £185,000 stc**

A three bedroom terrace home in Stirchley close to all local amenities, good transport links into the City and beyond. The house enjoys the benefit of extra space on the first floor as the accommodation spans the entry and with double glazing and central heating, offering the opportunity to improve and modernise with no upward chain.

### THE ACCOMMODATION COMPRISES

**APPROACH** set off the pavement with a upvc double glazed entrance door to the living room



#### **FRONT LIVING ROOM 12' 8" (into bay) x 11' 0"**

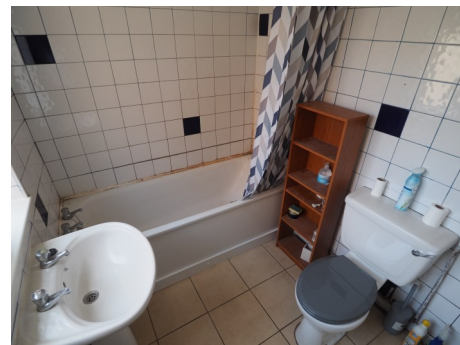
central heating radiator, uPVC double glazed bay window to the front and door to the rear reception room.

#### **REAR RECEPTION ROOM 11' 5" x 11' 0"**

Entered via a lobby area with original built in cupboards, upvc double glazed window to the rear, central heating radiator, doors to the stairs and kitchen.

#### **FITTED KITCHEN 12' 4" x 6' 6"**

Range of cupboards with light fascias and dark worktops, inset single drainer stainless steel sink, worktop with appliance space under and plumbing for washing machine, side door to the garden, wall mounted 'Worcester' gas central heating boiler, upvc double glazed window to the side and additional single glazed window and door to door to inner lobby



#### **INNER LOBBY**

With space for appliances, uPVC double glazed window, tiled floor and door to the bathroom

#### **BATHROOM**

Fully tiled with a white suite of panel bath with 'Triton' electric shower, pedestal wash basin, low level flush WC, radiator, tiled floor, extractor fan and upvc double glazed side window with obscure glass.

## FIRST FLOOR

Landing area with access to the roof space. Doors off to:-

**BEDROOM ONE 11' 1" x 12' 10"** a spacious main bedroom with upvc double glazed window to front and central heating radiator.

**BEDROOM TWO 11' 7" x 9' 9"** with a upvc double glazed window to rear, central heating radiator, built in storage cupboard.

**BEDROOM THREE 12' 3" x 6' 8"** with central heating radiator and upvc double glazed window.



## OUTSIDE

**REAR GARDEN** an enclosed garden with fencing to the boundaries in need of some attention.



## GENERAL INFORMATION

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

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

**EPC** D64

**COUNCIL TAX** Band 'A' (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.