



Leycester Close, West Heath, Birmingham, B31 4SS

£199,950

Ashley Borne are pleased to offer For Sale this delightful semi detached Bungalow, in need of some modernisation, located on a quiet cul de sac set off the popular Nuthurst Road. The deceptively large property is being sold with No Upward Chain and would make an ideal home for anyone looking to downsize. In brief, the property comprises of an entrance hallway, lounge, kitchen, two down bedrooms, bathroom and separate w.c. The property also benefits from gas central heating, double glazing (where specified), rear garden, garage, and a car port.

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The Approach

The property is accessed via a pathway that runs adjacent to the front garden leading steps with a upvc porch door, with further door opening into;

Entrance Hallway

Having a central heating radiator, a storage cupboard housing the gas meter, loft access and doors leading off to;

Lounge 15' 3" x 11' 9" (4.64m x 3.58m)

Having a double glazed bay window to front aspect, a central heating radiator, a wall mounted gas fire with surround and hearth, television and electric points.

Kitchen 15' 4" x 6' 4" (4.67m x 1.93m)

Having two double glazed windows to rear aspect with door leading to garden, a central heating radiator, a range of wall and base units with space and plumbing for a gas cooker and washing machine, with roll top worksurface incorporating a stainless steel sink and drainer unit.

Bedroom 1 12' 10" x 11' 11" (3.91m x 3.63m)

Having a double glazed bay window to rear aspect, a central heating radiator and electric points.

Bedroom 2 12' 4" x 9' 11" (3.76m x 3.02m)

Having a double glazed window to rear aspect, a central heating radiator and electric points.

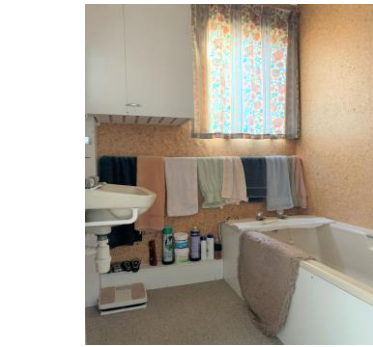
Bathroom 5' 5" x 5' 5" (1.65m x 1.65m)

Having an obscured single glazed window to rear aspect, a wall mounted central heating boiler, and a wall mounted sink unit.

W.C. 5' 0" x 2' 11" (1.52m x 0.89m)

Having a single glazed window to side aspect and low level w.c

Garage 22' 5" x 11' 11" (6.83m x 3.63m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.