

Cottons

CHARTERED SURVEYORS

51 Overbury Road, Northfield,
Birmingham, B31 2HF

£169,950



- Three Bedrooms
- Gas Fired Central Heating
- EPC Rating D
- UPVC Double Glazed Windows
- Ideal For First Time Buyers
- Spacious Lawned Front and Rear Gardens

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A fantastic opportunity to purchase this three bedroom terrace house OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION , benefiting from gas fired central heating, Upvc double glazing. The home is located in a much sought after area with a friendly community feel, and is just a short distance from local shops, schools, and essential amenities. EPC Rating D

Property Tenure
Freehold

Council Tax Band
A

Fixtures and Fittings

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

ACCOMMODATION

Entrance Porch

Lounge/Diner 18' 3" x 17' 4" (5.56m x 5.28m)

L-Shaped room, all measurements are maximum. Having UPVC double glazed windows to front and rear, central heating radiator x2. Electric fire with surround.

Kitchen 9' 4" x 10' 1" (2.85m x 3.08m)

Having UPVC double glazed window to rear, range of matching wall and base units, single drainer sink unit, built in oven and hob.

Utility Room 9' 0" x 5' 3" (2.74m x 1.60m)

2nd door to front

First Floor

First Floor Landing

Having doors off to

Bedroom 1 12' 6" x 11' 9" (3.82m x 3.59m)

Having UPVC double glazed window and central heating radiator.

Bedroom 2 9' 0" x 10' 10" (2.74m x 3.29m)

Having UPVC double glazed window and central heating radiator.

Bedroom 3 9' 0" x 8' 0" (2.74m x 2.43m)

Having UPVC double glazed window and central heating radiator.

Family Bathroom 5' 7" x 4' 5" (1.70m x 1.34m)

Having panel bath, wash basin, towel heater, UPVC double glazed window and central heating radiator.

WC 2' 7" x 3' 10" (0.8m x 1.17m)

WC, Having UPVC double glazed window.

Outside

Front: Lawned foregarden

Rear: Patio area and good sized lawned garden.



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