

Cottons

CHARTERED SURVEYORS

131 Victoria Road, Stechford,
Birmingham, B33 8AN

£175,000



- 2 Bedrooms
- Gas Fired Central Heating
- Rear garden Access
- Lawned Front & Rear Garden
- Ideal for First Time Buyers
- Off-Road Parking

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL
Tel: 0121 247 4747 Email: sales@cottons.co.uk
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A FREEHOLD two-bedroom semi-detached property, inclusive of a lawned front and rear garden and a driveway allowing off road parking for numerous vehicles. The property comprises a front porch, living room, kitchen, 2 bedrooms and one bathroom. The property has UPVC double glazing and a gas fired central heating system. The property is within approximately 1/4 of a mile's distance from Stechford Railway Station and Stechford Retail Park, providing a wide range of shops and amenities. EPC Rating: C, Council Tax Band: B

Property Tenure
Freehold

Council Tax Band
B

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

Ground Floor

Entrance porch & Lounge 12' 6" x 16' 1" (3.8m x 4.9m)
Entrance porch leading into a lounge area inclusive of UPVC Double glazed windows and a gas fired central heating radiator.

Kitchen/Diner 12' 6" x 9' 10" (3.8m x 3m)
UPVC Double Glazed window to rear, range of matching wall and base units, single drainer sink unit, built in oven and gas hob.

First Floor

Bedroom 1 12' 6" x 9' 10" (3.8m x 3m)
UPVC Double glazed windows, central heating radiator.

Bedroom 2 12' 6" x 6' 7" (3.8m x 2m)
UPVC Double glazed window and central heating radiator.

Bathroom 9' 2" x 4' 7" (2.8m x 1.4m)
Having panel bath with shower over, wash basin, WC and UPVS double glazed window.

Rear Garden
Rear patio area and a fair sized lawned garden with access to driveway.

Exterior
Lawned foregarden with an extensive driveway allowing off-road parking, leading to the rear garden- inclusive of an access gate.



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