



Bowyer Road, Birmingham

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## Property Description

A three bedroom mid-terrace situated in the heart of the community of B8 Birmingham.

Boasting three reception rooms, a downstairs family bathroom and a large rear garden.

Sat in a superb location near local shops and amenities- great for the school catchments in the area.

Locality is key for this property as it has great public transport links and offers an easy commute into Birmingham City Centre.

With the additional benefits of double glazing and gas central heating throughout, you will appreciate how well the property has been maintained.

Viewings are essential to gain a sense of the space and accommodation available.

## Entrance Porch

Tiled flooring.

## Entrance Hallway

Central heating radiator, carpet and stairs to first floor accommodation.

## Reception Room One

12' 2" max not into bay x 11' 5" max ( 3.71m max not into bay x 3.48m max )

Double glazed bay window to front elevation, central heating radiator and carpet.

## Reception Room Two

13' 3" x 11' 10" max into chimney recess ( 4.04m x 3.61m max into chimney recess )

Double glazed patio doors to rear elevation, central heating radiator and carpet.

## Reception Room Three

10' 7" max into recess x 8' 8" ( 3.23m max into recess x 2.64m )

Double glazed window to side elevation, central heating radiator, carpet and under stairs storage.

## Kitchen

7' 9" x 8' 2" ( 2.36m x 2.49m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to walls and floor, extractor fan, space and plumbing for wahsing machine.

## Lobby

Double glazed door to side elevation, loft access and tiled flooring.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle, corner bath, central heating radiator, tiling to walls and tiled flooring.

## Landing

Central heating radiator, carpet, storage and built in wardrobe.

## Bedroom One

12' 2" x 15' 2" max into chimney recess ( 3.71m x 4.62m max into chimney recess )  
Double glazed window to front elevation and carpet.

## Bedroom Two

13' 4" x 9' 6" max into chimney recess ( 4.06m x 2.90m max into chimney recess )  
Double glazed window to rear elevation, central heating radiator and carpet.

## Bedroom Three

10' 7" max into recess x 8' 8" max ( 3.23m max into recess x 2.64m max )  
Double glazed window to rear elevation, central heating radiator, carpet and central heating boiler.

## Front Garden

Patio area.

## Rear Garden

Lawned area, patio area, gated rear access, trees and shrubs, fencing to all boundaries.













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**EPC Rating: E**

**Tenure: Freehold**

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