



St Thomas Road, Birmingham





## Property Description

A well presented three bedroom family home which is in close proximity to a range of local amenities, transport links via road and rail to Birmingham City Centre. The home on offer benefits from an entrance hallway, front lounge and dining room, large kitchen, family bathroom and a slabbed rear garden. This property , To the first floor are three good size bedrooms.

## Entrance Porch

Door to front elevation.

## Lounge

13' 11" into bay x 11' 3" into recess ( 4.24m into bay x 3.43m into recess )

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

## Dining Room

16' 4" x 11' 3" ( 4.98m x 3.43m )

Double glazed window to rear elevation, central heating radiator, laminate flooring and stairs to first floor accommodation.

## Kitchen

13' 5" x 5' 10" ( 4.09m x 1.78m )

A range of wall and base units with work surface over incorporating a sink with drainer unit, cooker, hob, central heating boiler and tiling to splash prone areas.



## Bedroom One

11' 6" x 11' 3" (3.51m x 3.43m)

Double glazed window to front elevation, storage, laminate flooring and central heating radiator.

## Bedroom Two

13' x 8' (3.96m x 2.44m)

Double glazed window to rear elevation, central heating radiator and laminate flooring.

## Bedroom Three

12' 11" x 6' (3.94m x 1.83m)

Double glazed window to rear elevation, central heating radiator and laminate flooring.

## Bathroom

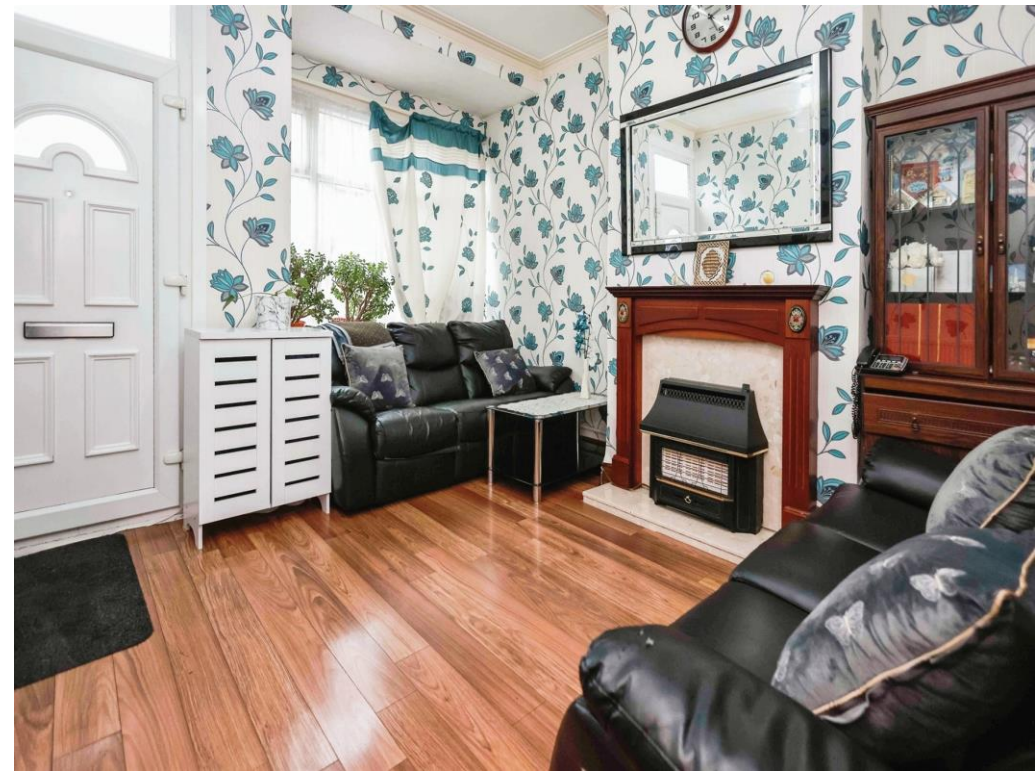
Electric shower over bath, W.C, wash hand basin, tiling to walls and floor and central heating radiator.

## Front Garden

Laid lawn and steps to front door.

## Rear Garden

Slabbed patio and rear access for car.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D

Tenure: Freehold

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