



Monica Road, Birmingham





## Property Description

This EXTENDED three bedroom semi detached is just perfect for any family looking for great living space & GARAGE! Potential for further extension (STPP) this property is perfect for a growing family or investor. Close to local transport links, schools and amenities what more could you need. Call now on 0121 742 1725 to view before its too late.

## Entrance Porch

Double glazed windows to front and side elevations.

## Entrance Hallway

Wooden door to front elevation and central heating radiator.

## Lounge

16' 7" into bay x 16' 6" into recess ( 5.05m into bay x 5.03m into recess )

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

## Dining Room

9' 11" x 9' 9" max ( 3.02m x 2.97m max )

Double glazed window and wooden door to rear elevation, central heating radiator and tiled flooring.

## Kitchen

10' 1" x 9' 3" ( 3.07m x 2.82m )

Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a double sink with drainer unit, connections for gas cooker and plumbing for washing machine.

## Landing

Double glazed window to side elevation and loft access.

## Bedroom One

10' 10" max x 14' 8" plus wardrobes ( 3.30m max x 4.47m plus wardrobes )

Double glazed window with secondary glazing to front elevation, central heating radiator and fitted wardrobes.

## Bedroom Two

9' 3" into recess x 12' 5" ( 2.82m into recess x 3.78m )

Double glazed window with secondary glazing to rear elevation and central heating radiator.

## Bedroom Three

9' x 7' 2" ( 2.74m x 2.18m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, bath with shower over, wash hand basin, W.C, heated towel rail, tiled walls and tiled flooring.

## Loft

Partially boarded for storage with lighting.

## Rear Garden

Slabbed patio, laid lawn and pathway to rear shed.

## Garage

12' 6" x 15' 9" ( 3.81m x 4.80m )

Up and over door, power and lighting.

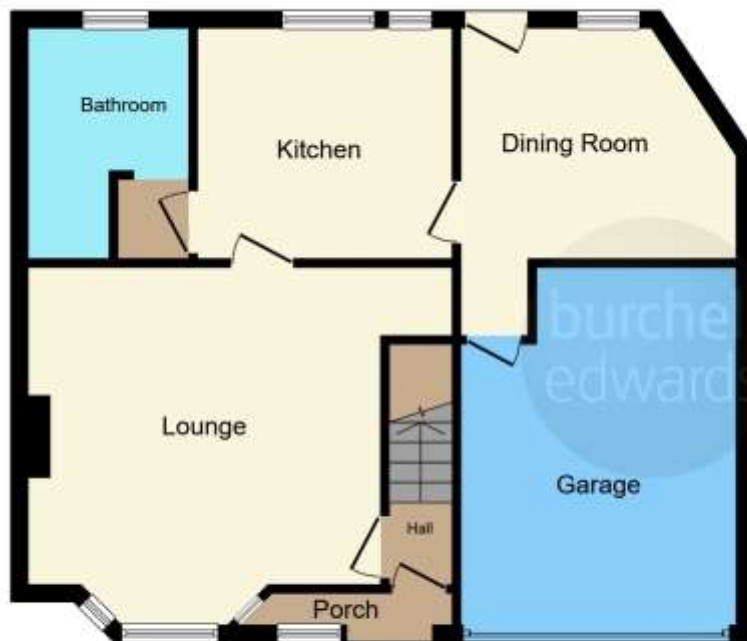
## Agents Note:

There is a leasehold title associated with the Freehold sale, please ask the branch for further details.









**Ground Floor**



**First Floor**

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)

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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