



Lily Road, Birmingham



## Property Description

NO CHAIN!! This is a fantastic THREE BEDROOM terrace property, situated in the perfect location for transport routes in to BIRMINGHAM CITY CENTRE, close to local shops and amenities this is a great FIRST TIME BUY or BUY TO LET! Ready to move into and NO UPWARD CHAIN call now on 0121 742 1725!

## Lounge/ Diner

23' max x 12' 4" max ( 7.01m max x 3.76m max )  
Double glazed windows to front and rear elevations and two central heating radiators.

## Kitchen

6' 11" x 15' 6" plus recess ( 2.11m x 4.72m plus recess )  
Double glazed window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, breakfast bar, electric oven and hob, cooker hood, space and plumbing for washing machine and tiling to splash prone areas.



## Landing

Double glazed window to side elevation and central heating radiator.

## Bedroom One

11' 3" x 12' 9" max ( 3.43m x 3.89m max )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

11' 3" x 9' 9" max ( 3.43m x 2.97m max )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

8' 6" x 6' 11" ( 2.59m x 2.11m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, wash hand basin, W.C, bath with shower attachment, central heating radiator and tiling to splash prone areas.

## Rear Garden

Slabbed patio, laid lawn, rear access and fencing to all boundaries.









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: D

Tenure: Freehold

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