



Durley Road, Birmingham







## Property Description

This is a lovely TWO BEDROOM semi-detached property. There is also planning permission for a side double storey extension aswell as the loft. 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. Call now on 0121 742 1725!

## Lounge

11' 11" x 13' next to cupboard. ( 3.63m x 3.96m next to cupboard. )

Double glazed window to front elevation, storage cupboard and storage under stairs.

## Kitchen

6' 7" x 10' ( 2.01m x 3.05m )

Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, tiling to splash prone areas, tiled flooring and central heating boiler. washing machine and door to garden.



## Landing

Double glazed window and loft access.

## Bedroom One

12' 2" from recess x 9' 8" ( 3.71m from recess x 2.95m )

Two double glazed windows to front elevation, central heating radiator and storage over stairs.

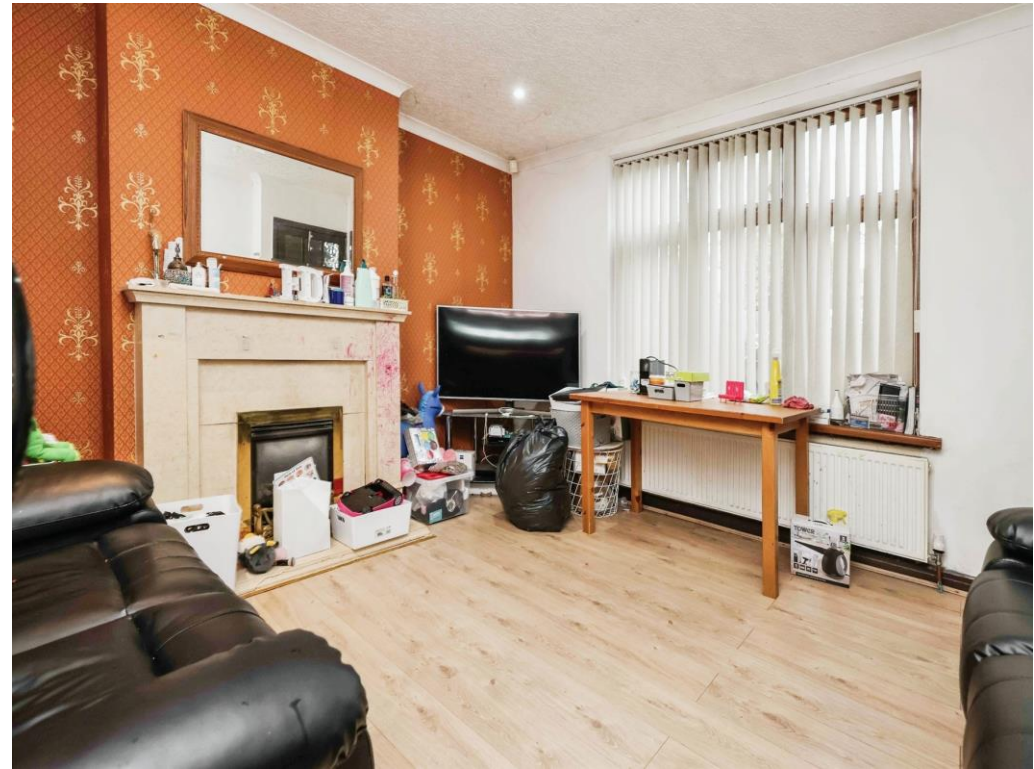
## Bedroom Two

9' 2" x 9' 10" ( 2.79m x 3.00m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, extractor, central heating radiator, tiled flooring and tiling to walls.

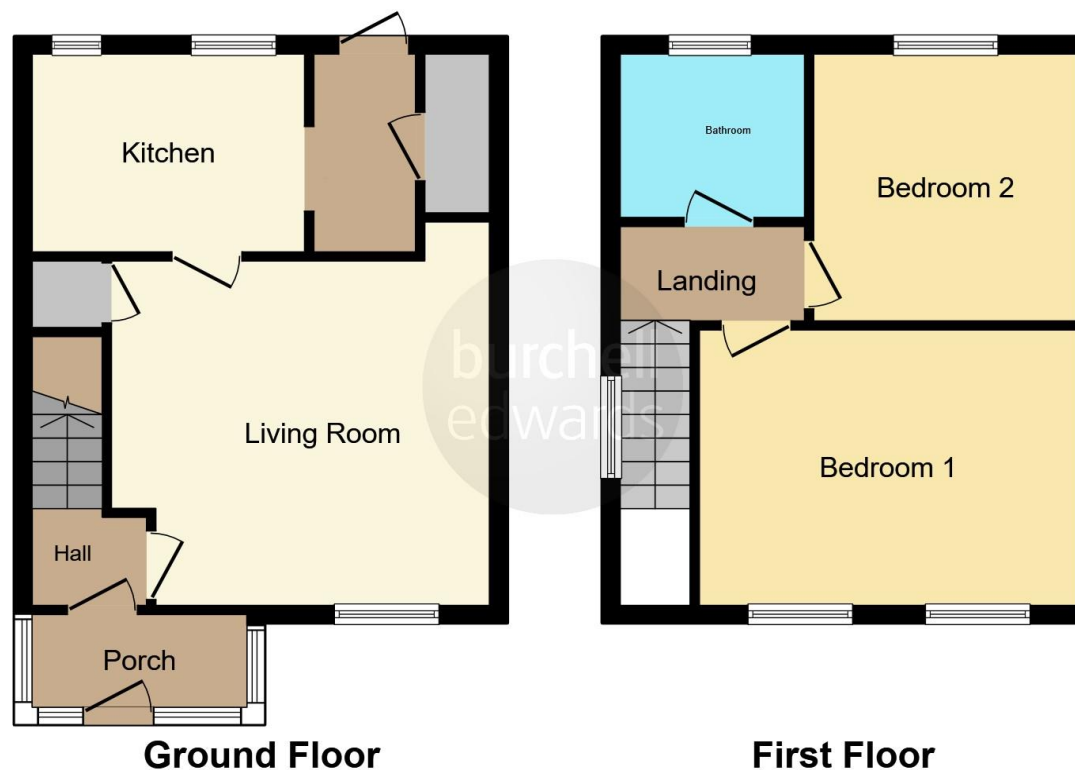












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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