



Swancote Road, Birmingham

burchell  
edwards



# Swancote Road, Birmingham, B33 9JE

for sale  
**£250,000**



## Property Description

An extended traditional style two bedroom end-terrace property, with two reception rooms and first floor bathroom. Accommodation comprises entrance hallway, extended lounge, fitted kitchen, and extended dining room. First floor has two double bedrooms and shower room. Property further benefits from double glazing, gas central heating, off road parking, rear garden, and work shop in garden. A superb property that needs to be seen to be appreciated.

## Approach

Driveway providing off road parking and double glazed door into:

## Entrance Hallway

Double glazed window to side elevation, central heating radiator, wood effect laminate flooring, stairs to first floor.

## Lounge

14' 2" max x 15' 3" ( 4.32m max x 4.65m )

Double glazed window to front elevation, wood effect laminate flooring, built in under stairs storage. central heating radiator and door into:

## Kitchen

17' 6" x 8' 8" ( 5.33m x 2.64m )

a range of wall and base units with roll top work surface over incorporating a stainless steel sink with drainer unit, five ring hob, extractor, built in double oven, built in washing machine and dishwasher, built in tumble dryer, space for appliances, central heating radiator, tiled flooring, LED floor lighting, double glazed double opening doors into:

## Dining Room

17' 1" x 10' 11" ( 5.21m x 3.33m )

Two double glazed windows to rear elevation, central heating radiator, double opening doors to rear elevation and tiled flooring.



## Landing

Double glazed window to side elevation, wood effect laminate flooring, loft access with ladders and all doors off:

## Bedroom One

10' x 12' 5" to wardrobe ( 3.05m x 3.78m to wardrobe )

Two double glazed windows to front elevation, central heating radiator, wood effect laminate flooring, built in wardrobe, built in over stairs storage cupboard,

## Bedroom Two

9' 5" x 10' 2" ( 2.87m x 3.10m )

Double glazed window to rear elevation, central heating radiator, fitted bed surround and wardrobes, wood effect laminate flooring.

## Shower Room

Double glazed window to rear elevation, shower cubicle, W.C, wash hand basin, central heating radiator, central heating towel rail.

## Rear Garden

Gate to side, outside tap and sockets, security lighting, fencing to boundaries.

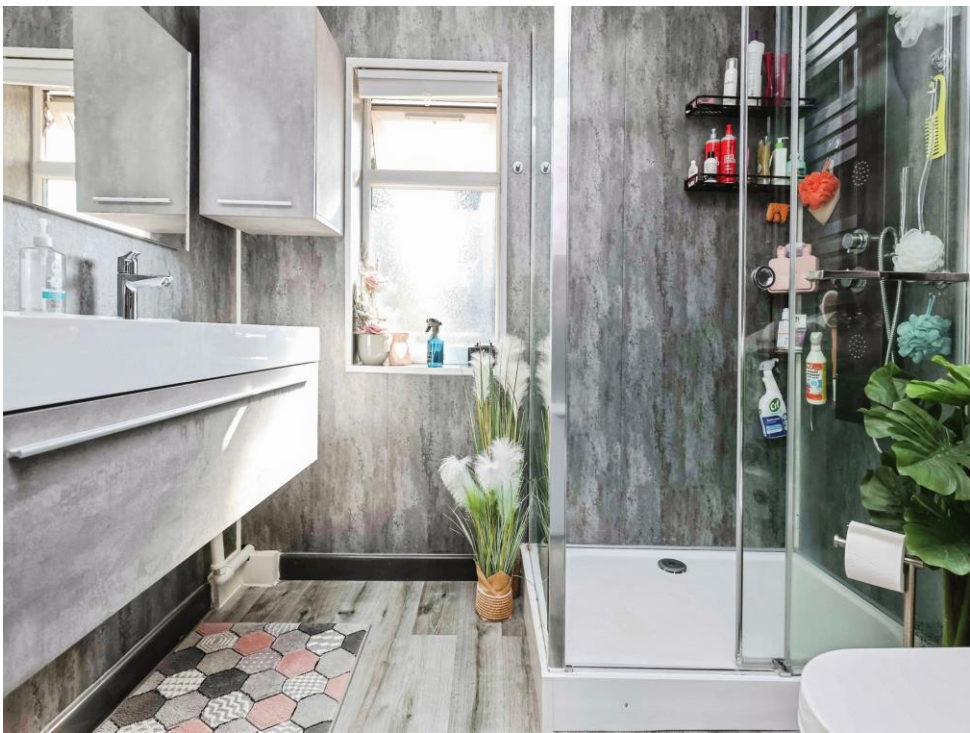
## Workshop/ Outbuilding

11' 5" x 16' 4" ( 3.48m x 4.98m )

Double glazed window to front elevation, double glazed door to front elevation, power and lighting.

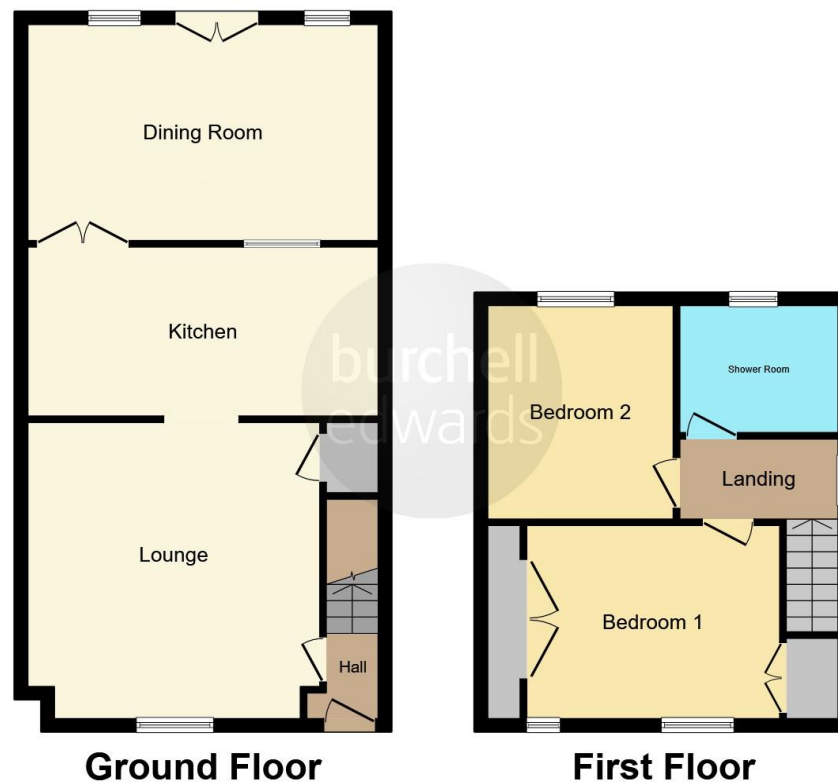












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

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