



Cockshut Hill, BIRMINGHAM





Property Description

NO CHAIN! This **THREE BEDROOM** semi detached is great for a first time buy or investment with scope to develop further! The property benefits from Sun room and workshop with a **LARGE** rear garden and rear access. The road is close to local transport routes, schools, parks and shops. This is ready to go and will not be around long! **CALL NOW!**

Approach

Paved pathway leading to double opening doors into entrance porch.

Entrance Porch

Windows to side and front elevations and door into entrance hallway.

Entrance Hallway

Window to front elevation, stairs leading to first floor accommodation, central heating radiator, under stairs storage area and all doors off.

Lounge

9' 10" x 13' 8" into bay (3.00m x 4.17m into bay)
Double glazed bay window to front elevation and central heating radiator.

Dining Room

13' 4" into bay x 9' 10" max into recess (4.06m into bay x 3.00m max into recess)
Window to rear elevation, feature fire with surround, central heating radiator, double opening doors into veranda.

Kitchen

5' 7" x 9' 5" (1.70m x 2.87m)
Double glazed window to rear elevation, door into side passage, a range of wall and base units with roll top work surface over incorporating a sink with drainer unit, space and connections for gas cooker, extractor over, tiling to splash prone areas, built in under stairs storage cupboard, central heating boiler housed.

Side Passage

2' 10" x 28' 3" plus cupboard. (0.86m x 8.61m plus cupboard.)

Door to front elevation, storage cupboard.

Veranda/ Utility Room

Windows to side and rear elevations, space and plumbing for washing machine, door to rear elevation.

Landing

Double glazed window to side elevation, loft access via hatch and all doors off.

Bedroom One

9' 11" x 13' 11" into bay (3.02m x 4.24m into bay)

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

Bedroom Two

13' 2" max x 9' 10" max (4.01m max x 3.00m max)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

7' 8" x 5' 8" (2.34m x 1.73m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed windows to side and rear elevations, W.C, wash hand basin, panelled bath with shower connection, fully tiled walls.

Rear Garden

Paved patio area, gate to rear, astro turf 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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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