



Swancote Road, BIRMINGHAM





Property Description

An extended traditional style three bedroom end-terrace property, with a reception room and ground floor bathroom. Accommodation comprises entrance hallway, lounge, fitted kitchen, and extended dining room with under floor heating in the kitchen and dining room. First floor has two double bedrooms and a third bedroom. Property further benefits from double glazing, gas central heating, off road parking, rear garden. A superb property that needs to be seen to be appreciated. CALL NOW BEFORE IT IS TOO LATE ON 0121 742 1725!!!

Entrance Hallway

Door to front elevation, central heating radiator and stairs to first floor accommodation.

Lounge

14' 3" x 12' (4.34m x 3.66m)

Double glazed window to front elevation, central heating radiator, spotlights and storage.

Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted hob and oven, space for appliances, tiling to splash prone areas, tiled flooring and under floor heating,

Conservatory

16' 5" x 9' 9" (5.00m x 2.97m)

Tiled flooring, under floor heating and fitted storage cupboards.

Landing

Double glazed window to side elevation and loft access via hatch.

Bedroom One

11' 6" to wardrobes x 10' 1" max (3.51m to wardrobes x 3.07m max)

Double glazed window to front elevation, central heating radiator and fitted wardrobe.

En-Suite

Double glazed window to side elevation, W.C, wash hand basin, shower and tiling to walls.

Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

8' 2" x 7' 9" (2.49m x 2.36m)

Double glazed window to rear elevation, central heating boiler housed, central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, central heating radiator 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

To view this property please contact Burchell Edwards on

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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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