







# **Property Description**

Well-Presented Three-Bedroom Home - Excellent Location

A spacious and well-presented three-bedroom property, ideally situated less than a mile from the train station with direct links to Birmingham City Centre. Conveniently positioned close to Warwick Road, offering a range of shops, supermarkets and excellent transport connections. The home provides generous living accommodation, three good-sized bedrooms and a private garden, making it a great choice for families, commuters or investors.

## Lounge

14' 5" x 11' 6" ( 4.39m x 3.51m )

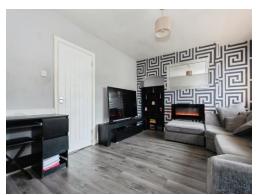
Double glazed window to front elevation, central heating radiator and electric fire place.

#### Kitchen

12' 4" x 7' 8" ( 3.76m x 2.34m )

A range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, space for appliances, tiled flooring, tiling to splash prone areas and storage under stairs.





## **Bedroom One**

12' 8" x 8' 7" ( 3.86m x 2.62m )

Double glazed window to rear elevation, central heating radiator and built in storage cupboard.

# **Bedroom Two**

11'  $\times$  7' 7" (  $3.35m \times 2.31m$  ) Double glazed window to front elevation and central heating radiator.

# **Bedroom Three**

9' 3" x 7' 8" ( 2.82m x 2.34m )

Double glazed window to front elevation and central heating radiator.

## **Bathroom**

Double glazed window to rear elevation, W.C, wash hand basin, bath, shower, spotlights and fully tiled walls.

## **Front Garden**

Tarmac driveway providing off road parking.

# Rear Garden

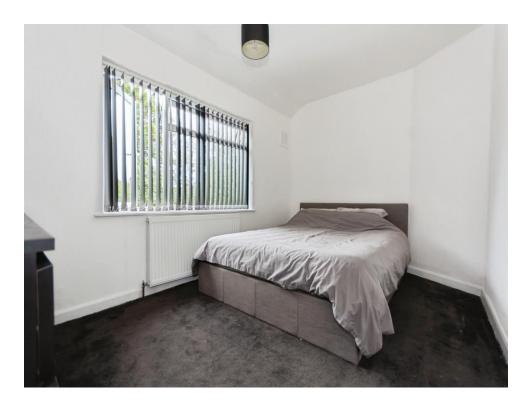
Decked area and laid to lawn.

















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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: A

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Tenure: Freehold