

# **Property Description**

A beautifully presented two-bedroom mid-terrace home offering stylish living in a convenient location. The property features two reception rooms, a modern fitted kitchen, and a contemporary upstairs bathroom. To the first floor are two generously sized bedrooms, while outside there is a private rear garden. Ideally situated close to shops, supermarkets, and everyday amenities, with excellent road and public transport links into Birmingham city centre, this home is perfect for first-time buyers, professionals, or investors.

#### Lounge

10' 10" x 13' 5" into bay (  $3.30 \, \mathrm{m} \, \mathrm{x} \, 4.09 \, \mathrm{m}$  into bay ) Door to front elevation, double glazed bay window to front elevation, central heating radiator.

### **Dining Room**

11' x 12' 4" ( 3.35m x 3.76m )

Double glazed window to rear elevation, central heating radiator and storage under stairs.

#### Kitchen

6' 2" x 9' 2" ( 1.88m x 2.79m )

Double glazed window and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, central heating radiator, space for appliances, space and plumbing for washing machine.

## Landing

### **Bedroom One**

12' x 11' 3" ( 3.66m x 3.43m )
Double glazed window to front elevation, central heating radiator and built in storage.

#### **Bedroom Two**

12' 4" x 9' 10" ( 3.76m x 3.00m )

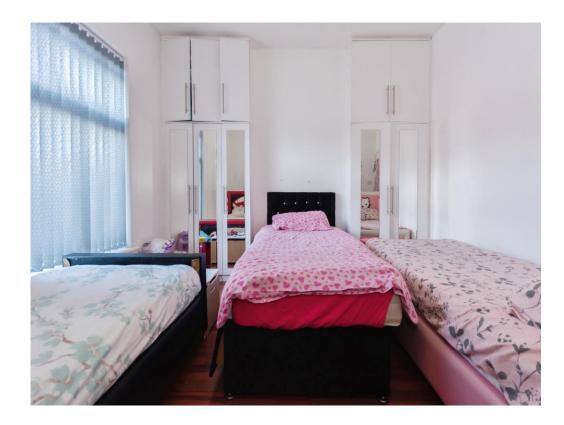
Double glazed window to rear elevation, central heating radiator and built in storage.

### **Bathroom**

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

### Rear Garden

Slabbed patio, side access to frontage, outhouse with toilet.

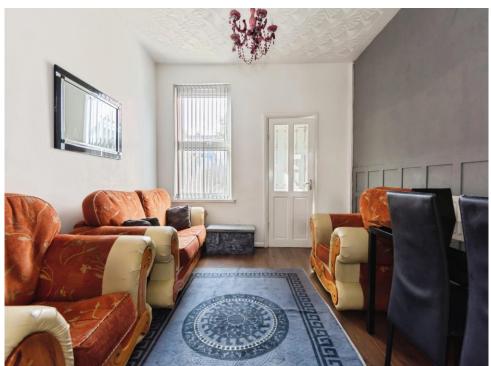
















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EPC Rating: D Council Tax Band: A

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 We have not tested any appliances.

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Tenure: Freehold