



**Lanchester Way, Birmingham B36 9LP**



welcome to

## Lanchester Way, Birmingham

\*\*\* DO NOT MISS OUT \*\*\* NO CHAIN \*\*\* FREEHOLD \*\*\* THREE BEDROOMS \*\*\* LOUNGE \*\*\* KITCHEN DINER \*\*\* FRONT AND REAR GARDEN \*\*\*  
PERFECT FOR FIRST TIME BUYERS \*\*\* CALL SHIPWAYS TO VIEW \*\*\*



## Entrance Porch

Door to hall, built in cupboard

## Entrance Hall

Radiator, stairs to first floor and ceiling light point.

## Downstairs W.C.

Double glazed window to front, low level w.c., wall sink and ceiling light point.

## Lounge

15' 9" x 12' 6" ( 4.80m x 3.81m )

Double glazed window to rear, radiator and two ceiling light points.

## Kitchen

16' 7" x 9' 9" ( 5.05m x 2.97m )

Double glazed window to front, steel sink and drainer, wall and base units, wall mounted boiler, space for appliances and ceiling light point.

## Landing

Loft access, ceiling light point

## Bedroom One

12' 9" x 9' 7" ( 3.89m x 2.92m )

Double glazed window to front, radiator and ceiling light point.

## Bedroom Two

13' x 9' ( 3.96m x 2.74m )

Windows to rear, radiator and ceiling light point.

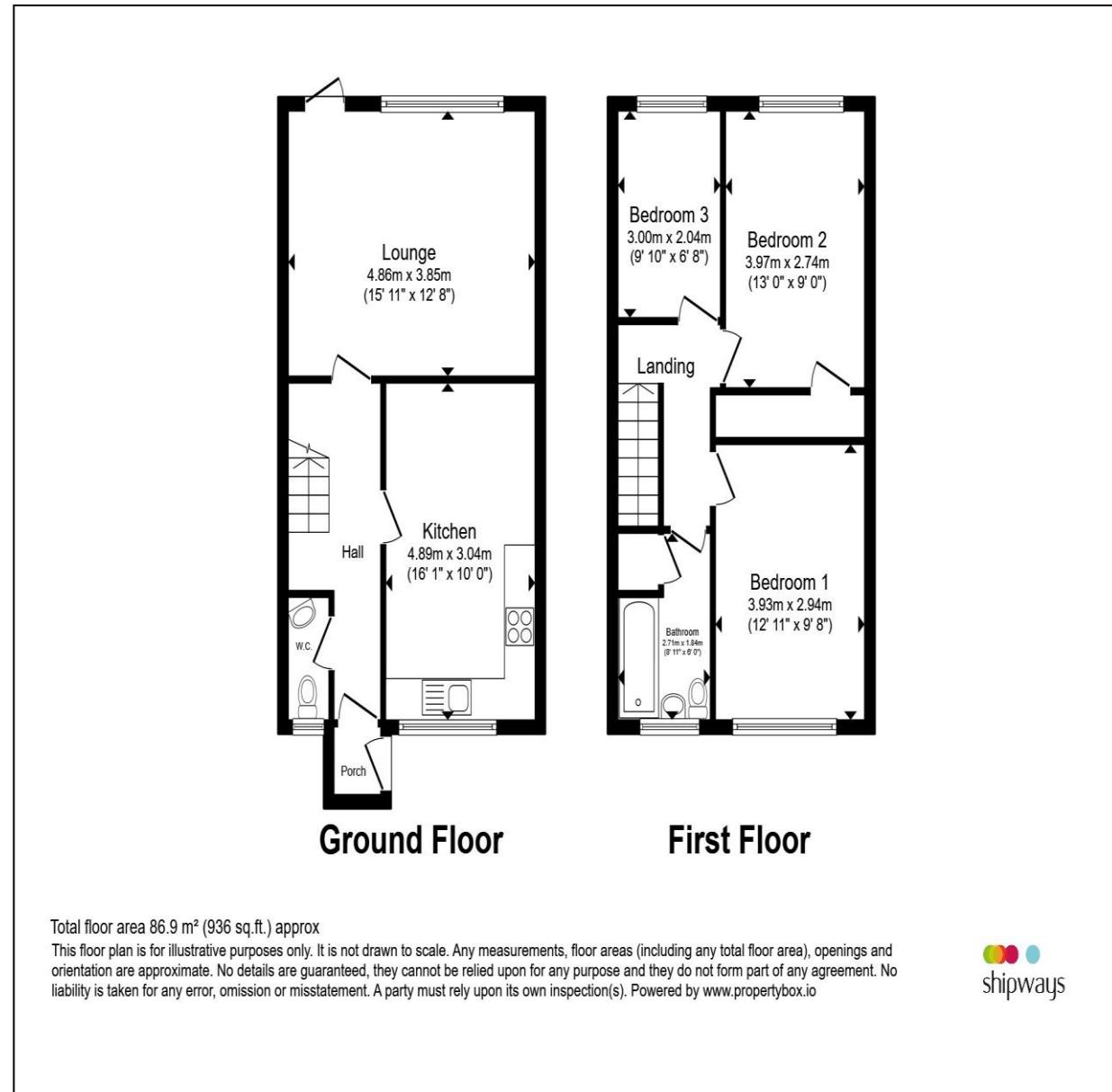
## Bedroom Three

10' 6" x 6' 7" ( 3.20m x 2.01m )

Window to rear, radiator and ceiling light point.

## Bathroom

Low level w.c., pedestal sink, storage cupboard, double glazed window to front, panelled bath with shower over and ceiling light point.



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## Lanchester Way, Birmingham

- MID TERRACE
- THREE BEDROOMS
- LOUNGE
- KITCHEN DINER
- FRONT AND REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

**£160,000**



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Property Ref:  
CAB112041 - 0002

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Please note the marker reflects the postcode not the actual property



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