



**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.

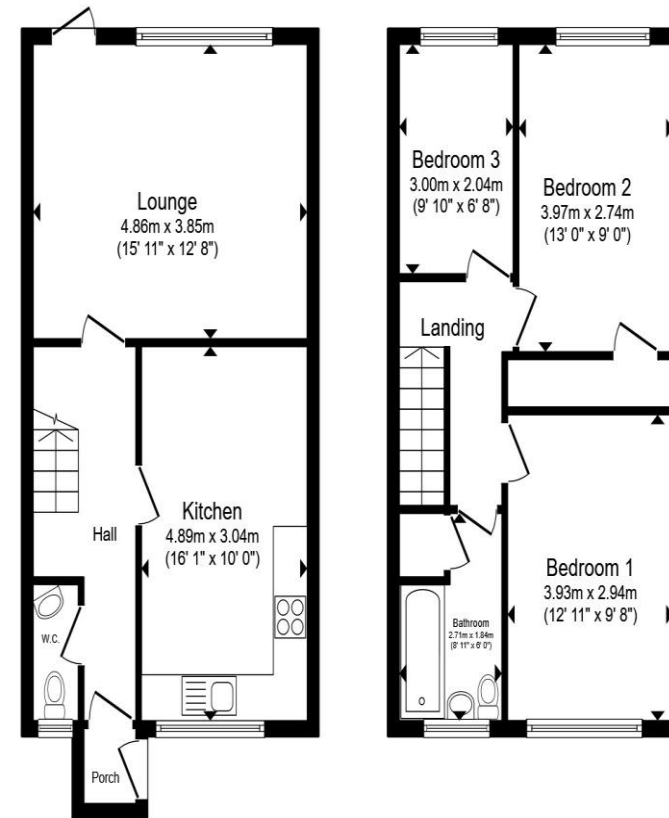
### Bedroom Three

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.



Ground Floor

First Floor

Total floor area 86.9 m<sup>2</sup> (936 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAB112041 - 0002

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