



53 OLD SCOTT CLOSE, BIRMINGHAM, B33 0YS
OFFERS IN REGION OF £180,000





A well presented two bedroom End Terraced situated in a quiet cul-de-sac location. The property benefits from uPVC double glazing, a modern fitted kitchen with integrated appliances, spacious lounge with double doors, enclosed rear garden and off-road parking to the front. Ideal for first time buyers, downsizers or investors.



Old Scott Close is situated within the B33 postcode area of Birmingham, offering convenient access to local amenities, schools and transport links. The property is within easy reach of the A45 Coventry Road, providing direct access to Birmingham City Centre and surrounding areas. Nearby shopping facilities can be found at local retail parks and supermarkets, with further amenities available in Sheldon and Yardley. Public transport links are readily available, making this an ideal location for commuters.



Ground Floor

Hallway – 2.67m (8'9") x 1.00m (3'4")

Entered via a uPVC double glazed door, with access to the kitchen and main living accommodation.

Kitchen – 2.67m (8'9") x 2.53m (8'4")

Fitted with a matching range of base and eye level units with worktop space over and stainless steel sink. Integrated slimline dishwasher, plumbing for washing machine and space for fridge/freezer. Fitted fan assisted double oven, four ring gas hob with extractor hood over. uPVC double glazed window to the front elevation.

Lounge – 4.62m (15'2") x 3.64m (11'11")

A well-proportioned reception room with two radiators and staircase rising to the first floor. uPVC double glazed double doors provide direct access to the rear garden, allowing for plenty of natural light.

First Floor

Landing

Providing access to both bedrooms and shower room.

Bedroom One – 3.72m (12'3") x 3.52m (11'6") max

A spacious double bedroom with uPVC double glazed window overlooking the rear garden.

Bedroom Two – 3.65m (12') x 1.69m (5'7")

uPVC double glazed window to the front elevation and radiator.

Shower Room – 2.78m (9'1") x 1.81m (5'11")

Fitted with a modern three piece suite comprising shower enclosure with electric shower, pedestal wash hand basin and low level WC. Storage cupboard, radiator and uPVC double glazed window to the front.

Outside

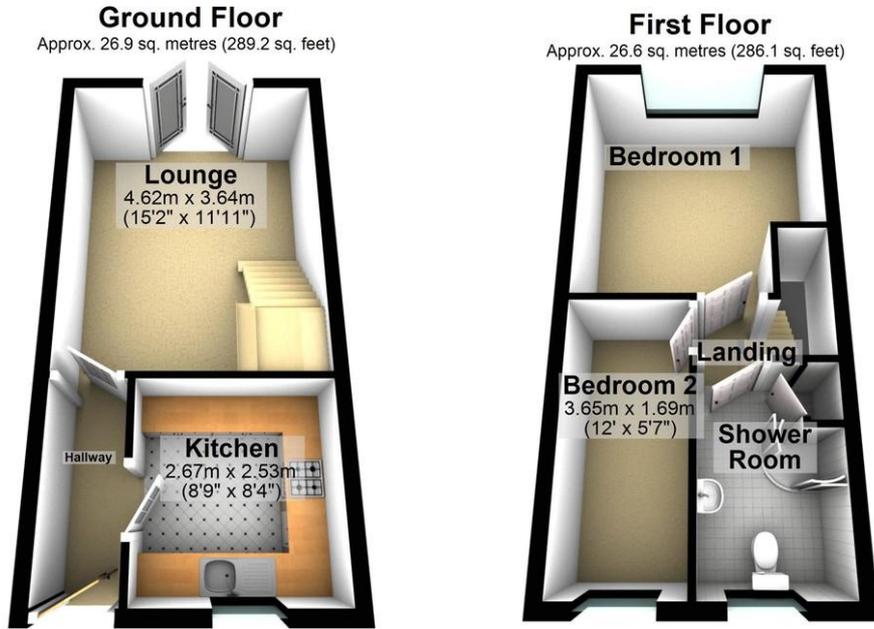
Front

The property benefits from off-road parking to the front, providing convenient access.

Rear Garden

A private, enclosed rear garden mainly laid to lawn with patio area, ideal for outdoor dining and entertaining. The garden is securely fenced, making it suitable for children and pets.





Total area: approx. 53.4 sq. metres (575.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		