

AN EXCELLENT TRADITIONAL THREE BEDROOM TERRACE HOME IN A PRIME STIRCHLEY LOCATION



**26 REGENT STREET
STIRCHLEY
BIRMINGHAM B30 2LG**

- Excellent location convenient to Stirchley centre and Bournville Station
- Delightful lounge and spacious dining room
- Bright fitted kitchen
- Three bedrooms
- Ground floor bathroom
- Enclosed private rear garden

Offers around £265,000

A traditional three bedroom mid-terrace home in ever popular Stirchley, close to all local amenities with good transport links into the City and surrounding areas. The house has a hallway, lounge and dining room, kitchen and ground floor bathroom with three good bedrooms. An improved and traditional terrace home.

THE ACCOMMODATION COMPRISES

APPROACH set behind a shallow fore garden with retaining wall and path leading to a double glazed entrance door which opens to;

VESTIBULE ENTRANCE with inner door to the hallway.

ENTRANCE HALL with doors to both living rooms.

DINING ROOM 14' 0" (into bay) x 9' 5" a charming room with double glazed square bay window to front, period style wrought iron fireplace with pine surround.

SPACIOUS LIVING ROOM 12'2" x 12' 8" with natural wooden floors, double glazed window looking out into the rear garden, radiator, dado rail, wrought iron fireplace. Doors leading to the stairs and first floor and a pine door leading to the kitchen. Storage cupboard off under the stairs



MODERN FITTED KITCHEN 13'11" x 6' 11" with a range of wooden faced units with dark marble effect worktops, inset stainless steel sink unit, fitted double oven in housing unit, inset stainless steel gas hob, tiled splashbacks, wall mounted gas fired combi boiler, tiled floor, double glazed side windows and double glazed door to the garden. Door leads to the bathroom.



BATHROOM 7'9" x 7'0" which comprises of a white suite of panel bath, pedestal basin, low level WC, double glazed obscure glass window to the side and half height tiling .



FIRST FLOOR

Staircase leads to:-

LANDING leading off to:-

BEDROOM ONE 12' 0" x 12' 2" Spacious double bedroom, with a two double glazed windows to the front, ceiling cornices

BEDROOM TWO 12' 4" x 9' 6" a second double bedroom with a double glazed window to the rear. Built in Storage cupboard leading off.

BEDROOM THREE 13' 11" x 6' 11" with radiator and double glazed window to the rear



OUTSIDE



ENCLOSED REAR GARDEN with fencing to the boundaries.



GENERAL INFORMATION

TENURE	We are informed the property is Freehold.
EPC Rating	D 61
Council Tax	Band B (Birmingham)
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.