





Property Description

Situated on a desirable corner plot, this well-presented three-bedroom home offers excellent potential to extend, subject to the necessary planning permissions. Conveniently located close to highly regarded schools, local shops, and excellent transport links. The property benefits from a recently replaced roof and a modern fitted kitchen/diner, providing a stylish and practical space for family living. Accommodation also includes a spacious lounge, three good-sized bedrooms, and a family bathroom.

Conveniently located close to highly regarded schools, local shops, and excellent transport links, this property is perfectly suited to first-time buyers, young families, or those looking for a home with future potential.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrane Hall

Door to front, stairs to upper floor and storage cupboard.

Lounge

13' 10" max x 11' 11" plus bay (4.22m max x 3.63m plus bay)

Double glazed bay window to front and wall mounted radiator.

Kitchen Diner

16' 11" x 9' 11" (5.16m x 3.02m)

Modar fitted kitchen with a range of wall & base units to include work surfaces over, gas point, cooker hood, sink drainer, double glazed window to the rear, door leading to rear garden.

Landing

Double glazed window to side, boiler housed in a cupboard and wall mounted radiator.

Bedroom One

11' 11" x 8' 4" (3.63m x 2.54m)

Double glazed window to front and wall mounted radiator.

Bedroom Two

11' 4" x 9' 11" (3.45m x 3.02m)

Double glazed window to rear and wall mounted radiator.

Bedroom Three

8' 9" max x 8' 4" (2.67m max x 2.54m)

Double glazed window to front, storage cupboard and wall mounted radiator.

Bathroom

Fitted Bathroom comprising of: bath, wash hand basin/vanity unit, low level WC, Ex. Fan, towel rail and double glazed window to rear.

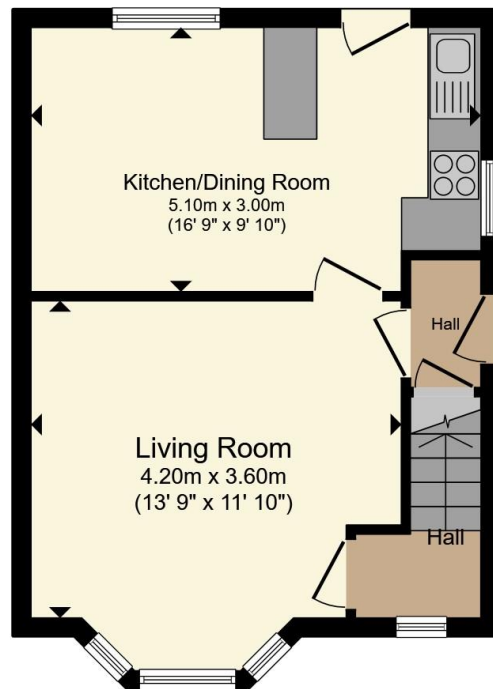
Rear Garden

Low maintenance garden with patio area & shed included.

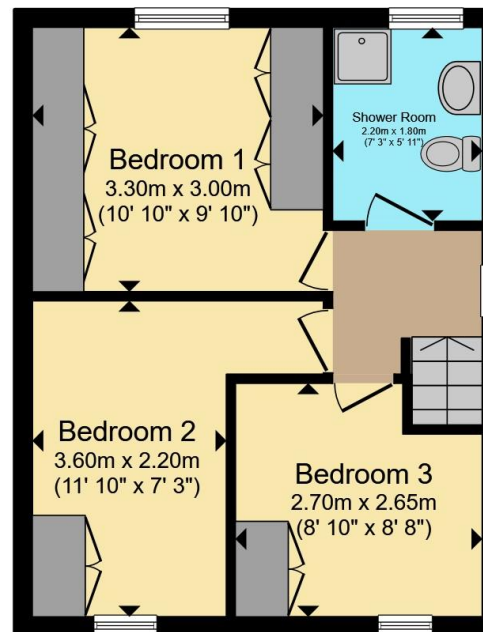








Ground Floor



First Floor

Total floor area 69.3 m² (746 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



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70-76 Birmingham Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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