

for sale

offers in the region of **£220,000** Freehold



Junction Road Birmingham B21 0EN

WELL PRESENTED PERIOD LARGE END TERRACED FAMILY HOME.
Offering the benefit of 3 GOOD SIZE BEDROOMS, THROUGH
LOUNGE/DINING ROOM, FITTED KITCHEN & DOWNSTAIRS
BATHROOM. Viewing is very **HIGHLY RECOMMENDED !**

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Entrance Hall

Having Stairs to First Floor

Through Lounge/Dining Room

22' 7" max x 12' 1" max (6.88m max x 3.68m max)
with Storage Cupboard

Fitted Kitchen

10' 2" max x 7' 7" max (3.10m max x 2.31m max)

Utility Room

8' 5" max x 3' 8" max (2.57m max x 1.12m max)

Lean To / Storage Room

10' 6" max x 5' 6" max (3.20m max x 1.68m max)

On The First Floor

Landing

Bedroom One

11' 3" max x 11' 1" max (3.43m max x 3.38m max)

Bedroom Two

11' 3" max x 8' 9" max (3.43m max x 2.67m max)
Having Fitted wardrobes

Bedroom Three

10' 3" max x 8' 1" max (3.12m max x 2.46m max)

Downstairs Bathroom

Outside

Small Yard

Rear Paved Garden

Agents Note

Private Right of way at rear - There is a easement on the title, please enquire with the branch'.







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.focalagent.com

To view this property please contact Paul Dubberley on

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Property Ref: PTI104568 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI104568



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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