

**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 !

# Junction Road Birmingham B21 0EN

## 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](http://www.focalagent.com)

To view this property please contact Paul Dubberley on

**T 0121 522 3733**  
**E [greatbridge@pauldubberley.co.uk](mailto:greatbridge@pauldubberley.co.uk)**

73 Great Bridge  
 TIPTON DY4 7HF

Property Ref: PTI104568 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: A

**view this property online [PaulDubberley.co.uk/Property/PTI104568](http://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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)