



**Hernefield Road, Birmingham B34 6PG**



**welcome to**

**Hernefield Road, Birmingham**

**\*\*MID-TERRACE PROPERTY\*\*TWO BEDROOMS\*\*LOUNGE DINER\*\*FITTED KITCHEN\*\*UPSTAIRS BATHROOM\*\*COVERED SIDE ACCESS\*\*FRONT AND REAR GARDENS\*\*IDEAL FOR FIRST TIME BUYERS\*\***



## Agents Note

This House is a Wimpey No Fine.

## Entrance Hall

Radiator, ceiling light point, laminate flooring and stairs to first floor.

## Lounge

Double glazed window to front, radiator, two ceiling light points, coving, feature gas fire fireplace

## Kitchen

Double glazed window to rear, cupboards and base units, roll top work surface, one and half bowl stainless steel sink and drainer, hob and oven, plumbing for washing machine, tiled floor, half tiled walls, side door to covered access.

## Side Covered Access

Covered access to the side with door to front, brick build shed and

## Landing

Loft access with and ceiling light point.

## Bedroom One

Double glazed window to front, radiator and built in cupboard.

## Bedroom Two

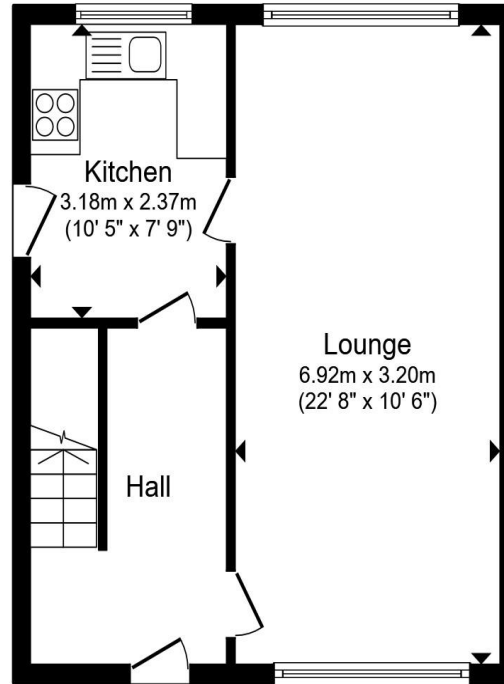
Double glazed window to rear, two built in cupboards and ceiling light point.

## Bathroom

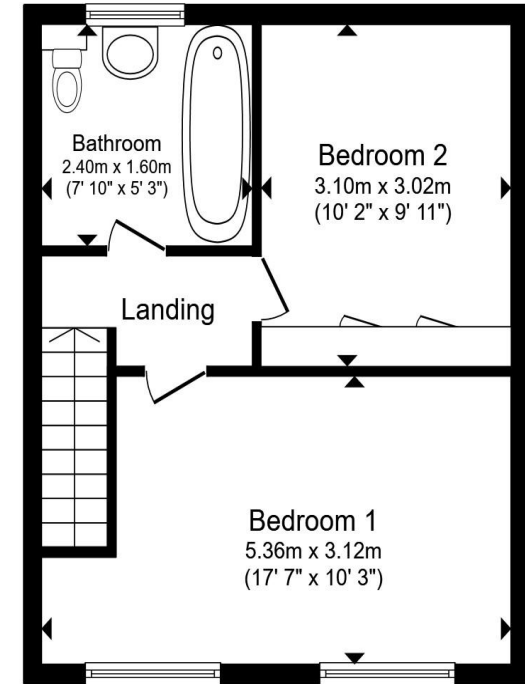
Double glazed window to rear, radiator, ceiling light point, bath, half tiled walls, laminate flooring, low level w.c., and pedestal basin.

## Garden

Gravelled patio, mainly lawned, shrubs and trees, brick shed enclosed by fencing.



Ground Floor



First Floor

Total floor area 78.5 m<sup>2</sup> (845 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](http://www.propertybox.io)



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## Hernefield Road, Birmingham

- IDEAL FOR FIRST TIME BUYERS
- MID TERRACE
- TWO BEDROOMS
- LOUNGE DINER
- FITTED KITCHEN

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

offers over  
**£210,000**



Please note the marker reflects the  
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