

for sale

offers in excess of **£320,000** Freehold



## West Drive Birmingham B5 7RR

Property has Tenants in situ and open to investor buyers only. A three-bedroom Semi-detached property located off Pershore Road on the popular gated development of West Drive, the property is spacious and comes with two reception rooms and a large kitchen/diner.

- Energy Rating: D
- Three bedrooms
- Gated Development
- Two Reception Rooms
- Kitchen/Diner

# Property Details

## Entrance Hall

**Lounge** 15' 10" x 10' 3" (4.83m x 3.12m)

Double Glazed Window

Two Radiators

**Kitchen** 12' 2" x 16' 5" (3.71m x 5.00m)

Two Double Glazed Windows

Freestanding Electric Cooker

Access Storage Room

## Landing

Two Radiators

Storage Cupboard

Loft Access

**Bedroom One** 16' 5" x 10' 2" (5.00m x 3.10m)

Two Double Glazed Windows

Fitted Bedrooms

**Bedroom Two** 12' 1" x 7' 11" (3.68m x 2.41m)

Double Glazed Window

Two Radiators

Storage Wardrobe

**Bedroom Three** 8' 10" x 8' 2" (2.69m x 2.49m )

Double Glazed Window

Radiator

Fitted Cupboards

## Bathroom

Double Glazed Window

Radiator

Electric Shower Over Bath

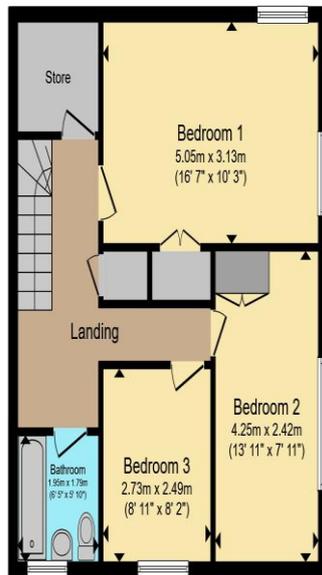
Toilet

Basin





**Ground Floor**



**First Floor**

Total floor area 106.0 m<sup>2</sup> (1,141 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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Property Ref: KTH309036 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: D

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.