



**Impsley Close, Birmingham B36 9EB**



**welcome to**

**Impsley Close, Birmingham**

**\*\*SEMI DETACHED BUNGALOW\*\*NO CHAIN\*\*1/2 BEDROOMS\*\*LOUNGE\*\*FITTED KITCHEN\*\*SHOWER ROOM\*\*OFF ROAD PARKING\*\*DETACHED GARAGE\*\*FRONT AND REAR GARDENS\*\*CUL DE SAC LOCATION\*\***



### Approach

Concrete Driveway with artificial lawn to the side through double glazed sliding doors into porch.

### Entrance Porch

Double-glazed side window, wall light point and door to hallway.

### Hallway

Ceiling light point, radiator, doors to cloaks cupboard and lounge.

### Lounge

15' 8" x 10' 4" ( 4.78m x 3.15m )

Double-glazed window to front, radiator, ceiling light point, feature fireplace, doors to kitchen and inner lobby.

### Kitchen

7' 9" x 5' 11" ( 2.36m x 1.80m )

Double-glazing to side, ceiling light point, one and half bowl white sink with mixer tap, fitted cupboards drawers and base units, roll top work surface, gas point, plumbing for washing machine, space for fridge freezer and tiled walls.

### Inner Lobby Area

Ceiling light point, door to bedroom, dining room and shower room

### Bedroom One

13' 1" x 8' 8" max 7' 7" min ( 3.99m x 2.64m max 7' 7" min )

Double-glazed window to rear, radiator, ceiling light point and coving.

### Dining Room/Bedroom Two

9' 4" x 6' 9" ( 2.84m x 2.06m )

Double-glazing double doors to rear, radiator and ceiling light point.

### Shower Room

Double-glazed obscured window to side, heated towel rail, spotlights, extractor fan, vanity sink unit, low level w.c., and shower cubicle.

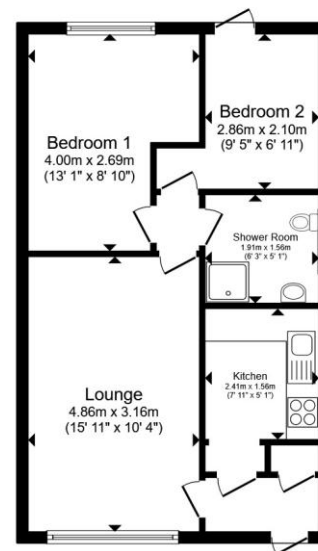
### Rear Garden

Paved patio area, artificial lawn, door to garage, enclosed by fencing and walls.

### Garage

16' 6" x 8' 9" ( 5.03m x 2.67m )

Metal up and over door, light and power points, double-glazed window to side and door to garden.



Floor Plan

Total floor area 49.2 m<sup>2</sup> (529 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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## Impsley Close, Birmingham

- NO CHAIN
- SEMI DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- MASTER BEDROOM
- DINING ROOM/ SECOND BEDROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£230,000**



Please note the marker reflects the  
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