

for sale

£220,000



## Garrison Lane BIRMINGHAM B9 4NU

AN IDEAL FIRST TIME PURCHASE - A three bedroom property, offering kitchen diner with lounge, bathroom & parking, three good size bedrooms & enclosed rear garden. Property has easy access to local amenities located in City centre.

# Garrison Lane BIRMINGHAM B9 4NU

## Approach

On street parking, lawn and gated side access into rear garden.

## Porch

Double glazed.

## Hallway

Doors off to:

## Lounge

17' 10" x 11' 4" ( 5.44m x 3.45m )

Double glazed window to the front, laminate flooring and radiator.

## Kitchen/Dining Area

17' 10" x 11' 4" ( 5.44m x 3.45m )

Fully fitted kitchen with wall and base units, work surfaces, sink and drainer, integrated oven/hob with extractor fan overhead, tiled, laminate flooring, breakfast bar, patio doors into rear garden.

## Landing

Doors off to:

## Bedroom One

13' 9" x 9' 10" ( 4.19m x 3.00m )

Double glazed window, laminate flooring and radiator.

## Bedroom Two

9' 8" x 9' 7" ( 2.95m x 2.92m )

Double glazed window, laminate flooring and radiator.

## Bedroom Three

7' 10" x 6' 5" ( 2.39m x 1.96m )

Double glazed window, laminate flooring and radiator.

## Bathroom

7' 9" x 5' 7" ( 2.36m x 1.70m )

Bath with shower overhead, vanity wash hand basin, w.c, tiled, double glazed window, radiator.

## Rear Garden

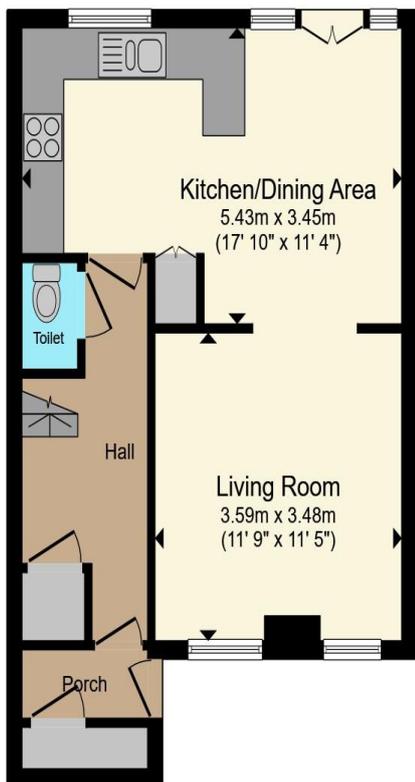
Patio with lawn area.



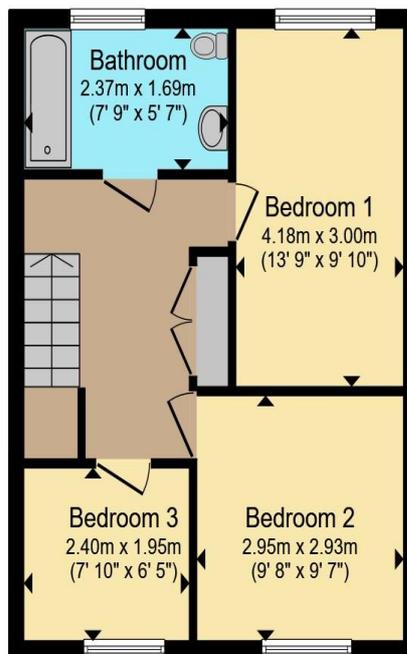








**Ground Floor**



**First Floor**

Total floor area 80.2 m<sup>2</sup> (863 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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145 Great Charles Street Queensway  
 BIRMINGHAM B3 3LP

Property Ref: DIG113460 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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