



1 Richmond Way, Birmingham, B37 7TT

Offers over £250,000

This well presented end of terrace home briefly comprises, lounge, kitchen/diner, rear porch, three bedrooms, bathroom and separate w/c. There is also a rear outbuilding currently used as a stylish versatile beauty room, with kitchenette and w/c. This property must be viewed to appreciate what is on offer !

Approach

Pathway leading to front door and walled garden.

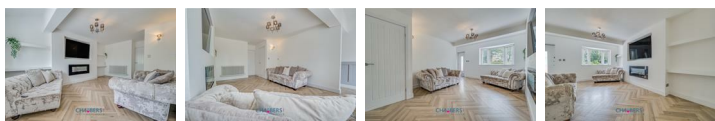


Entrance

Stairs to first floor accommodation.

Lounge

16'1 plus door recess x 10'08 plus recess (4.90m plus door recess x 3.25m plus recess)
Double glazed bow window to front, media wall, storage cupboard, radiator and ceiling light point.



Kitchen

15'01 x 10'05 (4.60m x 3.18m)
Double glazed door and window to rear, wall base and drawer units, integrated oven, hob and extractor fan, space for white goods, sink with drainer and mixer tap, under stairs storage, radiator and two ceiling light points.



Rear Porch

6'04 x 8'09 (1.93m x 2.67m)
Double glazed window and door to side.

Landing

Loft access and ceiling light point.

Bedroom One

8'09 x 14'11 (2.67m x 4.55m)
Double glazed window to front, two wall light points, radiator and ceiling light point.



Bedroom Two

11'00 x 6'04 plus door recess (3.35m x 1.93m plus door recess)
Double glazed window to rear, radiator and ceiling light point.



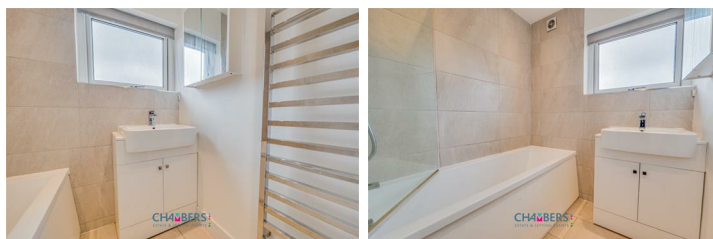
Bedroom Three

6'02 x 10'11 (1.88m x 3.33m)
Double glazed window to front, built in wardrobe, radiator and ceiling light point.



Bathroom

Double glazed obscured window to rear, bath with shower over, sink in vanity unit, heated towel, rail and spot lights to ceiling.



Separate W/C

Double glazed obscured window to rear, low level w/c with space saver sink and spot lights to ceiling.



Home Salon

10'07 max x 20'11 max (3.23m max x 6.38m max)
Double glazed doors to side, wall and base units, sink, low level w/c, hand wash basin and spot lights to ceiling.



Rear Garden

Rear tarmaced parking area, pathway leading to paved patio, artificial lawn and enclosed to neighbouring boundaries.



Further Information

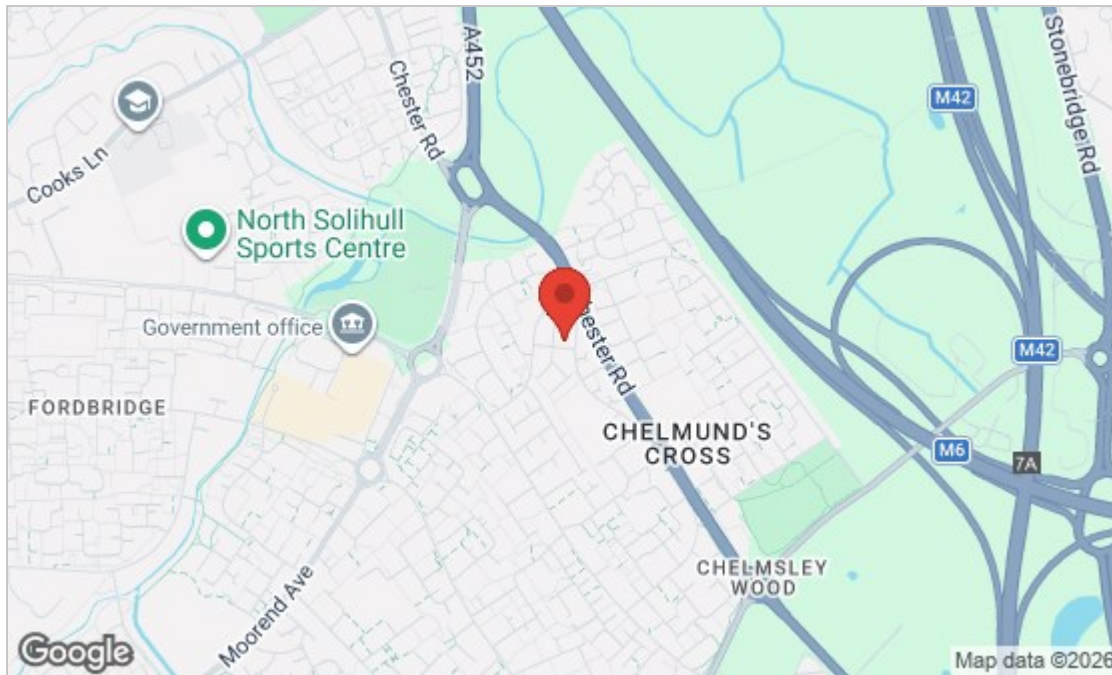
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Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

We believe this property is of non standard construction.

Council Tax Band: B

EPC Rating: TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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