



**Fern Road, Birmingham B24 9DA**

**welcome to**

**Fern Road, Birmingham**

**\*\*TRADITIONAL TERRACE PROPERTY\*\*NO CHAIN\*\*TWO RECEPTION ROOMS\*\*FITTED KITCHEN\*\*TWO BEDROOMS\*\*UPSTAIRS BATHROOM\*\*WELL PRESENTED\*\*MATURE REAR GARDEN\*\***



### Entrance Porch

Double-glazed front and side, wooden door to reception.

### Lounge

Double-glazed bay window to front, radiator, ceiling light point, coving, feature fireplace with storage and shelves either side, wooden flooring, door to inner hall and stairs to first floor.

### Reception Room Two

Double-glazed window to rear, radiator, under stairs storage, ceiling light point, coving, wooden floor and access to kitchen.

### Kitchen

Double-glazed window to side and double-glazed door to garden, spotlights, cupboards, drawers and base units, roll top work surface, one and half bowl sink and drainer, hob, cooker hood and oven, plumbing for dishwasher and washing machine and fridge freezer.

### Landing

Loft access and spotlights.

### Bedroom One

Double-glazed window to front, radiator, ceiling light point, coving and built in wardrobe.

### Bedroom Two

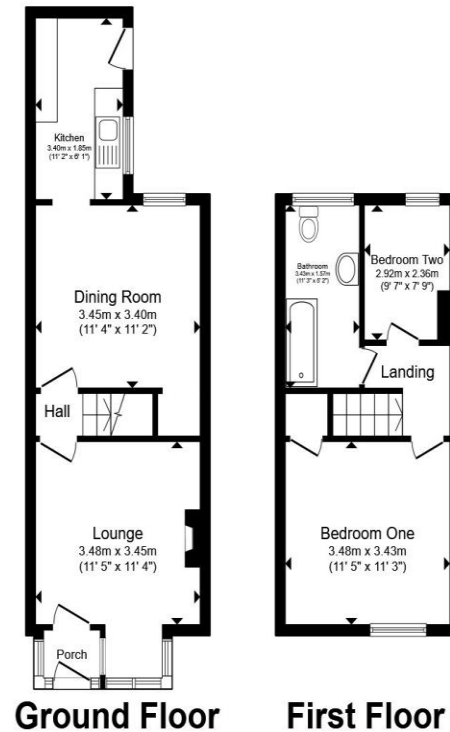
Double-glazed window to rear, radiator, ceiling light point and coving.

### Bathroom

Double-glazed window to rear, heated towel radiator, spotlights, p shaped bath with shower over, vanity sink, low level w.c., ceiling light point, housing for central heating boiler, tiled walls and floor.

### Garden

Paved courtyard, gate to shared access, steps to garden, mainly lawned with shrubs and trees.



Total floor area 63.7 m<sup>2</sup> (686 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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## Fern Road, Birmingham

- TWO BEDROOM TRADITIONAL TERRACE PROPERTY
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- TWO BEDROOMS
- UPSTAIRS BATHROOM

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£180,000**



Please note the marker reflects the  
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