CHAMBERS
ESTATE & LETTING AGENTS

12A Honeybourne Road, Birmingham, B33 0RP
£240,000

This well presented property has huge potential and briefly comprises hallway, lounge, kitchen, downstairs w/c, two good size bedrooms and bathroom. There is an enclosed rear garden and a garage to the side. This property should be viewed to appreciate the potential this property offers.

Approach
Via gravelled driveway with off road parking add access to a stand alone garage.

Hallway
Double glazed door and window to side, stairs to first floor accommodation, radiator and ceiling light point.

Lounge
14'3 x 8'1 (4.34m x 2.46m)
Two double glazed windows to front, radiator and ceiling light point.

Kitchen
8'6 x 8'2 (2.59m x 2.49m)
Double glazed door and window to rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, integrated electric oven and hob with extractor hood over, space and plumbing for white goods, wall mounted central heating boiler, radiator and ceiling light point.

Downstairs W/C
Obscured double glazed window to rear, low level W/C, pedestal hand wash basin, radiator and ceiling light point.

Landing
Loft access and ceiling light point.

Bedroom One
18'3 max x 9'8 max (5.56m max x 2.95m max)
Two double glazed windows to front, radiator and ceiling light point.

Bedroom Two
9'8 max x 8'2 (2.95m max x 2.49m)
Double glazed window to rear, radiator and ceiling light point.

Bathroom
8'0 max x 6'6 max (2.44m max x 1.98m max)
Obscured double glazed window to to rear, panelled bath with electric shower over, low level W/C, pedestal hand wash basin, radiator and ceiling light point.

Rear Garden

Mainly laid to lawn, paved patio area, gated access to front, door leading to garage and enclosed to neighbouring boundaries.

Garage

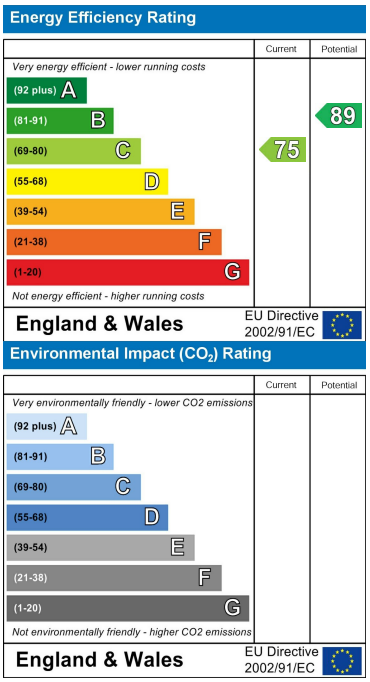
Up and Over Door, power, access from rear garden.

Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

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

Council Tax Band: B
EPC Rating: C



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