

for sale

offers over **£260,000**



Duchess Road Birmingham B16 8JD

Modern and contemporary Four bedroom home located in the Edgbaston area of Birmingham City Centre. Close to local transport links and close to local amenities. Close proximity to Birmingham City Centre.

Duchess Road Birmingham B16 8JD

Front Of Property

Driveway.

Entrance Porch

Laminate flooring with double glazed windows.

Entrance Hall

Laminate flooring, storage and radiator.

Ground Floor W.C

W.c, laminate flooring and double glazed window.

Lounge

12' 5" max x 13' 3" max (3.78m max x 4.04m max)

Laminate flooring, fire place with electric fire, radiator and door to rear garden.

Dining Room

12' 4" x 9' 11" (3.76m x 3.02m)

Laminate flooring, radiator and double glazed window.

Kitchen

12' 3" x 9' 3" (3.73m x 2.82m)

Fitted kitchen with wall and base units, work surfaces, sink and drainer, cooker point, radiator, laminate flooring and door to rear garden.

Landing

Carpet flooring, airing cupboard/boiler housed and doors off to:

Bedroom One

13' 4" x 9' 5" (4.06m x 2.87m)

Carpet flooring, radiator and double glazed window.

Bedroom Two

11' 7" x 9' 4" (3.53m x 2.84m)

Carpet flooring and double glazed window.

Bedroom Three

12' 5" x 10' (3.78m x 3.05m)

Carpet flooring, radiator, storage/built in wardrobe and double glazed window.



Bedroom Four

12' 5" x 6' 5" max (3.78m x 1.96m max)
Carpet flooring and double glazed window.

Bathroom

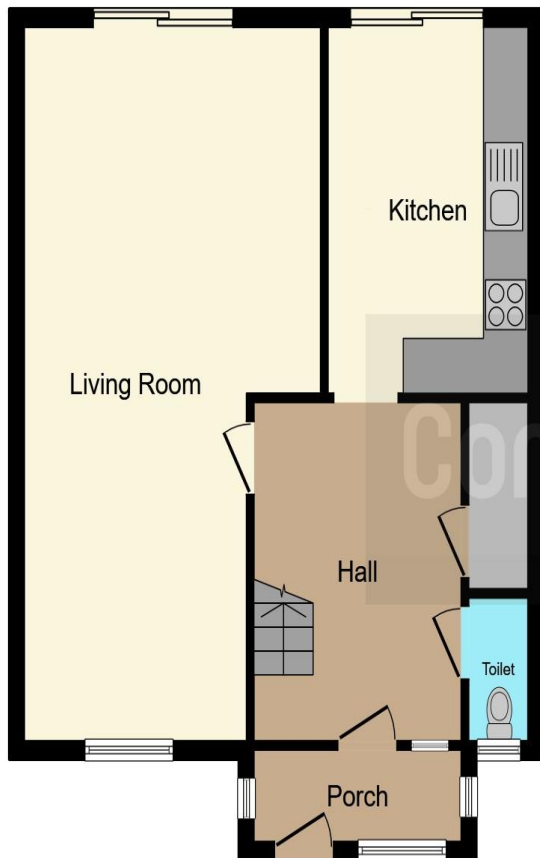
Bath with shower overhead, shower screen, wash hand basin, w.c, heated towel rail, double glazed window.

Rear Garden

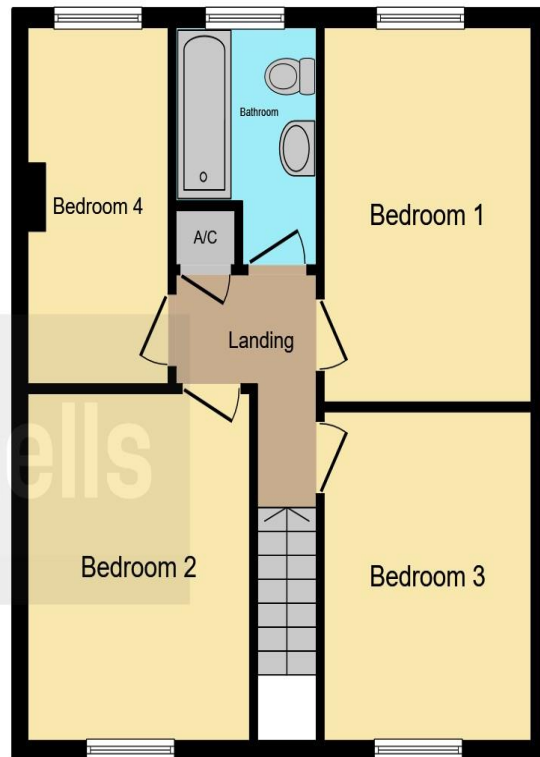
Part grass part slabbed patio with shrubs and plants.







Ground Floor



First Floor

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.focalagent.com

To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

Property Ref: DIG112840 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/DIG112840

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk