

for sale

offers in the region of **£220,000** Freehold



## Ombersley Road Birmingham B12 8XA

**NO UPWARD CHAIN.** A deceptively spacious mid-terraced property comprising of; entrance hallway, two reception rooms, kitchen, wet room, three bedrooms, double glazing and central heating where specified, front and rear gardens. Viewing is essential to fully appreciate the accommodation on offer.

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- Energy Rating: D
- Two Reception Rooms
- Three Bedrooms
- Front & Rear Gardens
- Double Glazing & Central Heating Where Specified



# Property Details

## Entrance Hall

Via Wooden Front Door  
Radiator

## Front Reception Room 14' 7" x 11' 7" (4.45m x 3.53m)

Double Glazed Bay Window  
Radiator  
Electric Fireplace  
Partly Furnished Excluding Tv

## Second Reception Room 11' 3" x 12' (3.43m x 3.66m)

Double Glazed Window  
Radiator  
Electric Fireplace  
All Furniture Included

## Kitchen 10' 2" x 8' 11" (3.10m x 2.72m)

Double Glazed Window  
5 Stove Gas Hob, Oven and Hood  
Boiler  
Includes All Appliances  
Access to Pantry  
Access to Garden via Wooden Door

## Ground Floor Wc

Double Glazed Window  
Radiator  
Toilet  
Basin

## Ground Floor Bathroom

Double Glazed Windows  
Towel Radiator  
Electric Shower  
Toilet  
Basin

## Upstairs Landing

Storage Cupboard

## Bedroom One 12' 2" x 13' 11" (3.71m x 4.24m)

Double Glazed Window

Radiator  
All Furniture Included

## Bedroom Two 11' 4" x 8' 4" (3.45m x 2.54m)

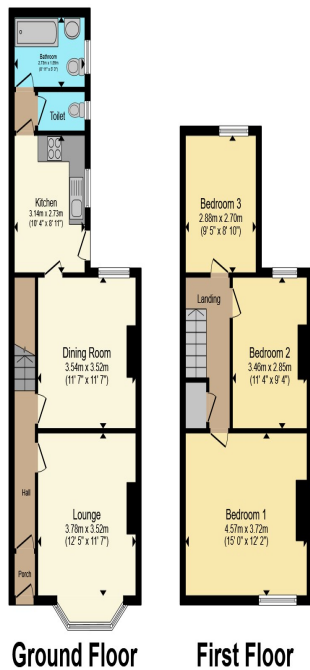
Double Glazed Window  
Radiator  
All Furniture Included

## Bedroom Three 9' 5" x 9' (2.87m x 2.74m)

Double Glazed Window  
Radiator  
No Furniture Included

## Garden





To view this property please contact Connells on

**T 0121 443 3357**  
**E kingsheath@connells.co.uk**

93 High Street Kings Heath  
 BIRMINGHAM B14 7BW

Property Ref: KTH310694 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: A

Total floor area 93.8 m<sup>2</sup> (1,010 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)



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.

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