



**Low Thatch, BIRMINGHAM B38 9TY**

**welcome to**

## **Low Thatch, BIRMINGHAM**

\*\*\* EXCELLENT FIRST TIME BUY OR FAMILY HOME \*\*\*NO CHAIN \*\*\* WALKING DISTANCE TO AMENITIES \*\*\* CUL DE SAC LOCATION \*\*\* SOUTH FACING REAR GARDEN \*\*\* THREE BEDROOMS \*\*\* DRIVEWAY AND GARAGE \*\*\* EV CHARGING POINT \*\*\* FRONT GARDEN \*\*\*

### **Agent Note**

This property is council tax band B.  
This property has a warm air heating system.  
This property is non-standard construction.

### **Front Garden**

Driveway, garage, lawn, & gravelled area to front.

### **Entrance Porch**

6' 4" x 4' 11" ( 1.93m x 1.50m )  
Double glazed door to side, electric meters, storage cupboard.

### **Entrance Hallway**

14' 1" x 5' 7" ( 4.29m x 1.70m )  
Door to front, water meter, alarm system.

### **Lounge**

11' 1" x 11' ( 3.38m x 3.35m )  
Double glazed window to front, heating vent.

### **Kitchen**

17' 8" x 11' 6" ( 5.38m x 3.51m )  
Double glazed window & patio doors to rear, security grid on door, built in storage, range of wall & base units with worktops over, extractor hood, space for cooker, sink & drainer.

### **Landing**

Loft access (has electrics).

### **Bedroom 1**

14' 8" x 9' 1" ( 4.47m x 2.77m )  
Double glazed window to front, fitted wardrobes & vanity unit (dresser).

### **Bedroom 2**

9' 9" x 8' 8" ( 2.97m x 2.64m )  
Double glazed window to rear, heating vent.

### **Bedroom 3**

9' x 8' 8" ( 2.74m x 2.64m )  
Double glazed window to rear, heating vent.

### **Bathroom**

Double glazed frosted window to rear, freestanding shower, low level flush w/c, wash hand basin with hot & cold taps.

### **Rear Garden**

South facing garden, patio, awning, rear gate access, shed, cold water tap, electric sockets.

### **Garage**

17' 4" x 8' 7" ( 5.28m x 2.62m )  
Alarm system, EV charger, for single car.





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## Low Thatch, BIRMINGHAM

- Excellent first time buy or family home
- Walking distance to amenities
- No Chain
- South facing rear garden
- Three bedrooms

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£215,000**



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](http://www.focalagent.com)

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