



**Foredraft Close, BIRMINGHAM B32 3TP**

**welcome to**

## **Foredraft Close, BIRMINGHAM**

\*\*\* PERFECT FIRST TIME BUY \*\*\* THREE BEDROOM HOME \*\*\* EXCELLENT LOCATION \*\*\* CLOSE TO LOCAL AMENITIES \*\*\* DOWNSTAIRS CLOAKROOM \*\*\* SCHOOLS NEARBY \*\*\* REAR GARDEN \*\*\* DRIVEWAY \*\*\*

### **Agent Note**

This property is council tax band B.

### **Front Of Property**

Block paved driveway, fencing on either side, steps up to front door.

### **Downstairs W/C**

Low level flush w/c, wash hand basin with mixer tap and storage beneath, fully tiled.

### **Lounge**

15' 4" x 9' 9" ( 4.67m x 2.97m )

Double glazed window to front, central heating radiator.

### **Kitchen/Dining Area**

15' to front of cupboards. x 9' 9" ( 4.57m to front of cupboards. x 2.97m )

Open plan. Double glazed window & French doors to rear, range of wall and base units with worktops over, integrated oven and gas hob with extractor over, sink & drainer with mixer tap, space for washing machine, tiled to kitchen floor, and laminate flooring to dining area.

### **Bedroom 1**

12' 7" x 8' 6" to front of cupboard. ( 3.84m x 2.59m to front of cupboard. )

Double glazed window, central heating radiator.

### **Bedroom 2**

12' 7" x 6' 9" ( 3.84m x 2.06m )

Double glazed window, central heating radiator.

### **Bedroom 3**

8' 9" x 7' ( 2.67m x 2.13m )

Double glazed window, central heating radiator.

### **Bathroom**

Double glazed windows, fully tiled, low level flush w/c, wash hand basin with mixer tap and storage beneath, bath with mixer tap, corner shower with glass doors.

### **Loft Space**

Fully boarded with electrics.

### **Rear Garden**

Fully paved, brick-built storage shed, fencing all around for privacy.







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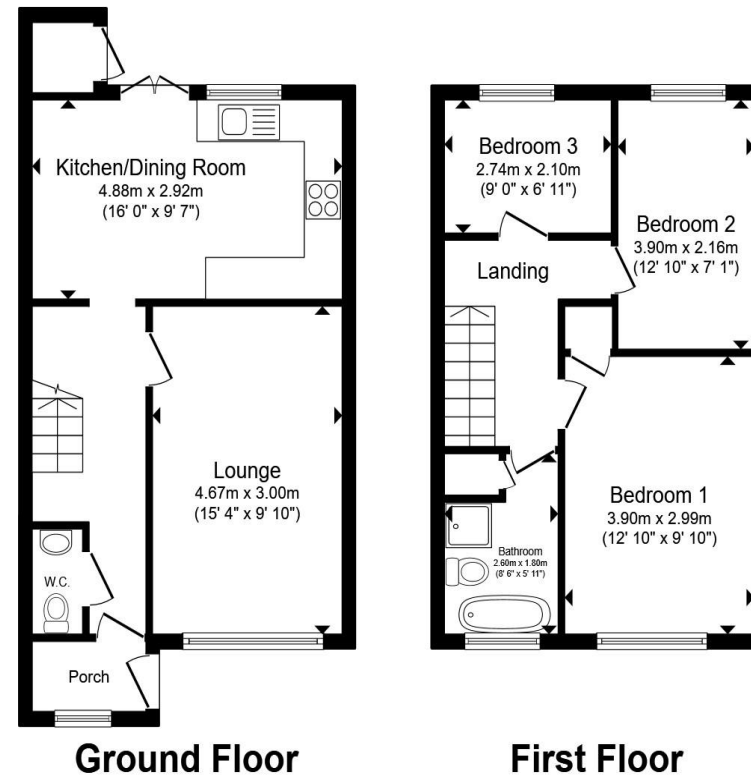
- Perfect first time buy or family home
- Three bedrooms
- Well presented throughout
- Close to local amenities, schools and transport links
- Downstairs cloakroom

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

offers over

**£220,000**



Total floor area 78.4 m<sup>2</sup> (844 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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