

DRAKES

ESTATE AGENTS



Cotford Road, Birmingham, B14 5JJ

Offers Over £235,000



SCAN TO VIEW
VIRTUAL TOUR

- An Extended End Terrace Property
- Three Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Guest WC

- Family Bathroom
- Delightful West Facing Rear Garden
- Off Road Parking
- No Upward Chain

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP



- Lounge to front - 5m into bay x 3.99m (16'5" x 13'1")
- Kitchen to rear - 4.98m x 2.77m (16'4" x 9'1")
- Guest WC
- Dining Room to rear - 3.84m x 2.36m (12'7" x 7'9")
- Bedroom One to front - 3.84m x 3.1m (12'7" x 10'2")
- Bedroom Two to rear - 3.07m x 3.23m (10'1" x 10'7")
- Dual Aspect Bedroom Three - 2.54m x 1.83m (8'4" x 6'0")
- Bathroom to rear - 1.91m x 1.73m (6'3" x 5'8")

An extended end terrace property benefitting from no upward chain with three bedrooms, two reception rooms, breakfast kitchen, bathroom, guest WC, off road parking and delightful West facing rear garden over-looking allotments.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 80.1 sq. metres (862.4 sq. feet)

COUNCIL TAX BAND: B
 EPC Rating: D
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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