



**Piccadilly Close, Birmingham B37 7LE**



**welcome to**

**Piccadilly Close, Birmingham**

**\*\*\*NO CHAIN\*\*\* FOUR BEDROOMS\*\*\* SEMI-DETACHED\*\*\*DOWNSTAIRS W.C\*\*\*LARGE GARDEN\*\*\* PARKING TO REAR\*\*\* CLOSE TO LOCAL AMENITIES\*\*\* DO NOT MISS OUT\*\*\***



### **Front Garden**

Laid to lawn, foot path to front door and gate to side access.

### **Entrance Hall**

Stairs to first floor, ceiling light point, door to lounge and downstairs w.c., and radiator.

### **Cloakroom**

Spotlights, hand basin, double glazed obscured windows to side, low level w.c., and tile floor.

### **Lounge/Dining Room**

Three ceiling light points, radiator, double glazed sliding doors to rear and double-glazed window to front.

### **Kitchen**

Wall, drawer and base units, ceiling light point, extractor fan, roll top work surface, double glazed window to rear, double glazed door to side access, wall mounted boiler, plumbing for washing machine, stainless steel sink and drainer with mixer tap and storage cupboard.

### **Landing**

Doors to bathroom, bedrooms 1, 2, 3 and 4, airing cupboard, double glazed window to side, ceiling light point and loft access.

### **Bedroom One**

Ceiling light point, radiator, double glazed window to front, laminate flooring.

### **Bedroom Two**

Radiator, ceiling light point, laminate flooring and double-glazed window to front.

### **Bedroom Three**

Agent Note - Irregular Shaped Room.

Double glazed window to front, radiator, storage cupboard, ceiling light point and laminate flooring.

### **Bedroom Four**

Ceiling light point, double glazed window to rear and

laminate flooring.

### **Bathroom**

Double glazed obscured window to rear, tiled walls, low level w.c., pedestal hand wash basin, panelled bath and heated towel rail.

### **Rear Garden**

Enclosed to neighbouring boundaries, decked area, laid to lawn, path to rear access and brick-built outbuilding.



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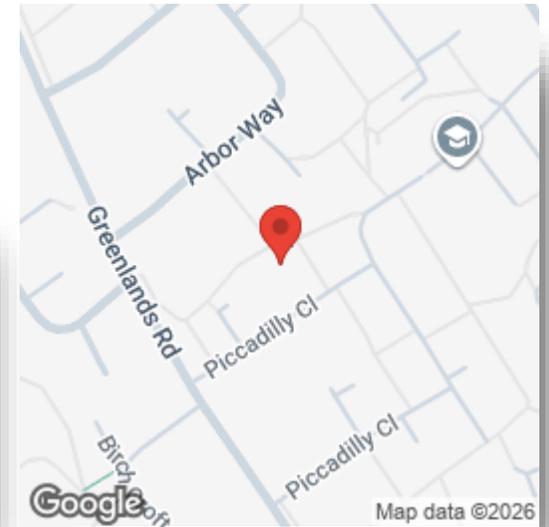
welcome to

## Piccadilly Close, Birmingham

- NO CHAIN
- FOUR BEDROOMS
- SEMI DETACHED
- PARKING TO REAR
- LARGE GARDEN

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

**£230,000**



Please note the marker reflects the postcode not the actual property

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