



Delamere Close, Birmingham B36 9TW

welcome to

Delamere Close, Birmingham

*** DO NOT MISS OUT *** NO CHAIN *** DETACHED *** FIVE BEDROOMS *** HEAVILY EXTENDED *** TWO RECEPTION ROOMS *** KITCHEN DINER *** LARGE DRIVEWAY *** PRIVATE GARDEN *** POPULAR RESIDENTIAL LOCATION *** GREAT TRANSPORT LINKS *** FREEHOLD *** CALL SHIPWAYS TO VIEW ***

Agent Note

Council Tax Band E.

Entrance Porch

Door to hall and wall light point.

Entrance Hall

Door to lounge and w.c., storage cupboard, stairs to first floor, radiator and ceiling light point.

W.C.

Double glazed window to front, low level w.c., wall mounted sink, radiator and ceiling light point.

Lounge

13' max x 29' (3.96m max x 8.84m)

Double glazed window to front, double glazed sliding door to garden, wall light point, two radiators and three ceiling light points.

Dining Room

11' x 10' (3.35m x 3.05m)

Double glazed window to side and rear, double glazed door to garden, radiator and ceiling light point.

Kitchen

11' max x 16' max (3.35m max x 4.88m max)

Double glazed window to side and rear, wall and base units, steel sink and drainer, space for appliances, built in cooker, hob and extractor, under stairs storage, radiator, door to dining room and garage

Landing

Loft access, storage cupboard and ceiling light point.

Bedroom One

14' + wardrobes x 10' (4.27m + wardrobes x 3.05m)

Double glazed window to front, built in wardrobes, radiator and ceiling light point.

Bedroom Two

12' max x 10' (3.66m max x 3.05m)

Double glazed window to front, loft access, radiator and ceiling light point.

Bedroom Three

7' x 15' max (2.13m x 4.57m max)

Double glazed window to front, radiator and ceiling light point.

Bedroom Four

7' max x 10' max (2.13m max x 3.05m max)

Double glazed window to rear, radiator and ceiling light point.

Bathroom

Double glazed window to rear, bath, separate shower cubicle, low level w.c., pedestal sink, towel rail radiator and ceiling light point.

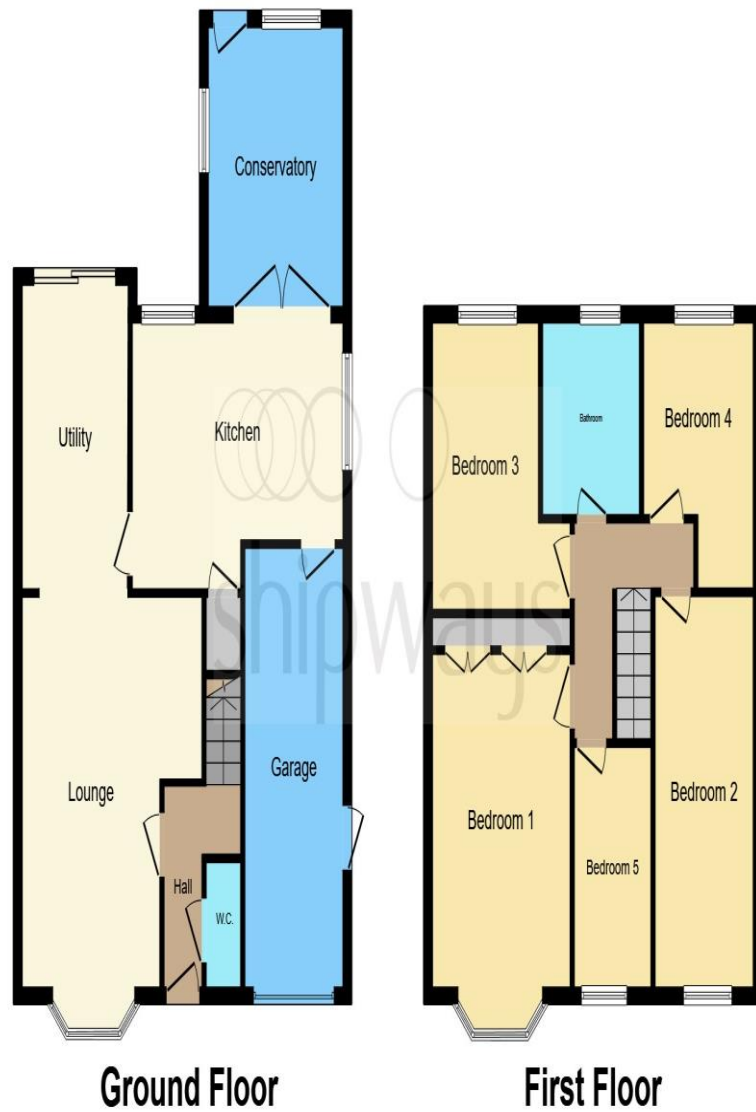
Bedroom Five

9' 5" x 5' 1" (2.87m x 1.55m)

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

Rear Garden

Patio, lawn, brick shed, fenced and side access.



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



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- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN DINER
- LARGE DRIVEWAY

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

offers in the region of
£375,000



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Property Ref:
CAB111462 - 0005

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