



**Willaston Road, Birmingham B33 0PS**



**welcome to**

**Willaston Road, Birmingham**

**\*\* DO NOT MISS OUT \*\*\* NO CHAIN \*\*\* TWO DOUBLE BEDROOMS \*\*\* SEMI DETACHED \*\*\* DOUBLE GARAGE \*\*\* POTENTIAL TO EXTEND (STPP) \*\*\* BRAND NEW FULLY FITTED KITCHEN \*\*\* LOUNGE DINER \*\*\* NON-STANDARD CONSTRUCTION \*\*\* FAMILY BATHROOM \*\*\* DRIVEWAY \*\*\* GARDEN \*\*\* CALL SHIPWAYS TO VIEW \*\*\***



## Auctioneer's Comments

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## Front Garden

Driveway, garden and access to garage.

## Entrance Porch

Double glazed window to front and door to hall.

## Entrance Hall

Radiator and ceiling light point.

## Lounge

11' 1" x 20' 1" ( 3.38m x 6.12m )

Double glazed window to front and rear, two radiators and two ceiling light points.

## Kitchen

9' x 10' ( 2.74m x 3.05m )

Double glazed window to rear, double glazed door to side, wall and base units, one and half sink and drainer, built in hob oven and extractor, integrated fridge and dishwasher, radiator and ceiling light point.

## Utility Room

4' x 13' ( 1.22m x 3.96m )

Door to garden, space for appliances, side access to front and ceiling light point.

## Landing

Double glazed window to side and ceiling light point.

## Bedroom One

15' max x 10' ( 4.57m max x 3.05m )

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

## Bedroom Two

11' x 11' 1" ( 3.35m x 3.38m )

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

## Bathroom

Double glazed window to rear and side, P shape bath with shower over, low level w.c, pedestal sink, towel rail radiator and spotlights.

## Rear Garden

Low maintenance garden, brick shed and rear access.



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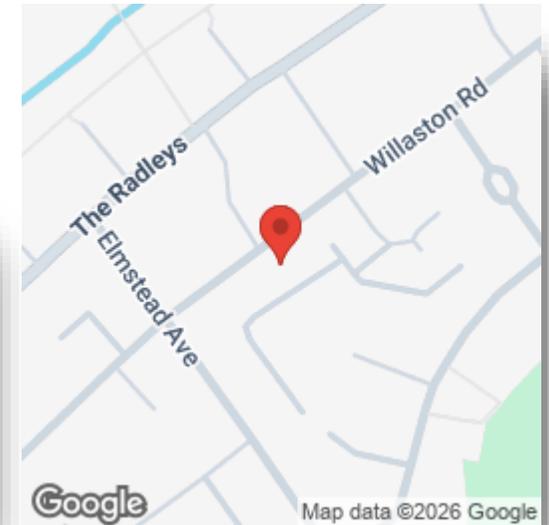
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- NO CHAIN
- FREEHOLD

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAB111946 - 0011

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