



**Foden Road, Birmingham B42 2EJ**

**welcome to**

## **Foden Road, Birmingham**

\*\*\* CHAIN FREE \*\*\* A well-presented three-bedroom home in Great Barr, featuring a through lounge, fitted kitchen, family bathroom, driveway to the front, and a private rear garden. Ideally located for schools, shops, and transport links.

### **Agent Note**

Council Tax Band B

### **Approach**

Driveway

### **Entrance Hall**

Double glazed door to front, radiator

### **Lounge/Diner**

20' 10" x 10' 9" into recess ( 6.35m x 3.28m into recess )  
Double glazed bay window to the front of the property, double glazed doors to the rear garden, radiator

### **Kitchen**

11' 4" x 8' 1" into recess ( 3.45m x 2.46m into recess )  
Double glazed window and door into rear garden, a range of wall and base units with roll top worksurface, integrated electric hob and oven, integrated fridge, radiator

### **Landing**

Double glazed window to the side of the property

### **Bedroom One**

10' 2" plus bay x 8' 2" into fitted wardrobe ( 3.10m plus bay x 2.49m into fitted wardrobe )  
Double glazed bay window to the front of the property, radiator, fitted wardrobes

### **Bedroom Two**

10' 2" x 9' 4" ( 3.10m x 2.84m )  
Double glazed window to the rear of the property, radiator

### **Bedroom Three**

7' 2" x 6' 3" ( 2.18m x 1.91m )  
Double glazed window to the front of the property,

radiator

### **Bathroom**

Double glazed window to the rear of the property, bath with mixer tap, radiator, sink, WC, heated towel rail

### **Rear Garden**

Lawn and patio area, rear gated access





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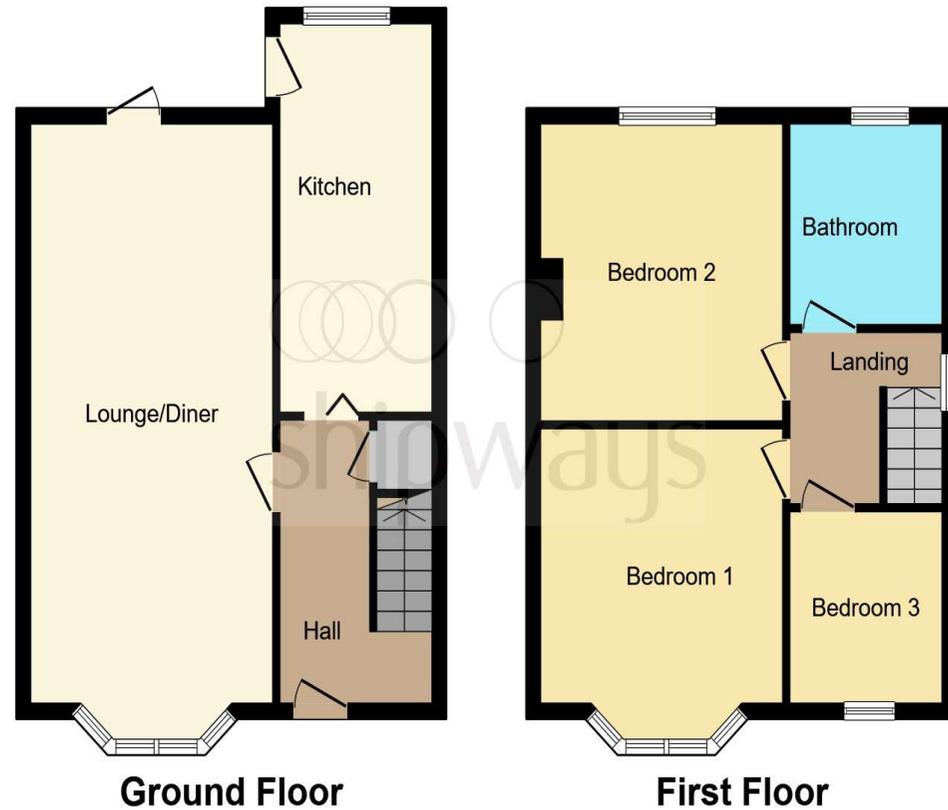
## Foden Road, Birmingham

- SEMI DETACHED
- THREE BEDROOMS
- THROUGH LOUNGE
- KITCHEN
- FAMILY BATHROOM

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

offers in excess of

**£230,000**



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](http://www.focalagent.com)

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