



Audley Road, BIRMINGHAM B33 9DY

welcome to

Audley Road, BIRMINGHAM

****HEAVILY EXTENDED END TERRACE PROPERTY**THREE DOUBLE BEDROOMS**TWO RECEPTION ROOMS**EXTENDED LIVING/KITCHEN/DINING ROOM**DOWNSTAIRS TOILET**UPSTAIRS BATHROOM**LANDSCAPED REAR GARDEN**VIEWING ESSENTIAL****

Agent Note

Council Tax Band A.

Entrance Hall

Stairs to first floor, coving, laminate floor, two radiators and ceiling light point.

Cloakroom

Double glazed window to side, low level w.c., vanity sink, tiled floor, radiator and ceiling light point.

Lounge

21' 1" x 9' 4" min extending to 10' 4" max (6.43m x 2.84m min extending to 3.15m max)
Double glazed window to front, coving, laminate floor, radiator and ceiling light point.

Reception Room Three

16' 7" x 7' min extending to 8' 6" max (5.05m x 2.13m min extending to 2.59m max)
Double glazed window to front and side, coving, laminate floor, radiator, wall light point and ceiling light point.

Living / Kitchen / Diner

22' 2" x 19' 2" (6.76m x 5.84m)
Double glazed window to rear, double glazed double doors to garden, cupboard draw units, work surfaces, island, stainless steel gas hob cooker hood, double oven, washing machine and dishwasher, stainless steel and drainer, boiler, tiled floor, radiator, ceiling light point and spotlights.

Landing

Loft access, coving, radiator and ceiling light point.

Bedroom One

15' 1" x 10' 8" (4.60m x 3.25m)
Double glazed window to front and side, coving, laminate floor, radiator and ceiling light point.

Bedroom Two

13' 5" x 10' 9" (4.09m x 3.28m)
Double glazed window to rear, radiator and ceiling light point.

Bedroom Three

13' 6" x 7' 9" (4.11m x 2.36m)
Two double glazed windows to front, radiator and ceiling light point.

Bathroom

Double glazed window to side, P shape bath, shower, low level w.c., vanity sink, laminate floor, radiator and ceiling light point.

Rear Garden

Two-tiered garden, patio area, steps to further candid area, enclosed fence and door to side access.



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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Audley Road, BIRMINGHAM

- HEAVILY EXTENDED END OF TERRACE
- EXTENDED LIVING KITCHEN DINING ROOM
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LANDSCAPED REAR GARDEN

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

£325,000



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Property Ref:
CAB111673 - 0004

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