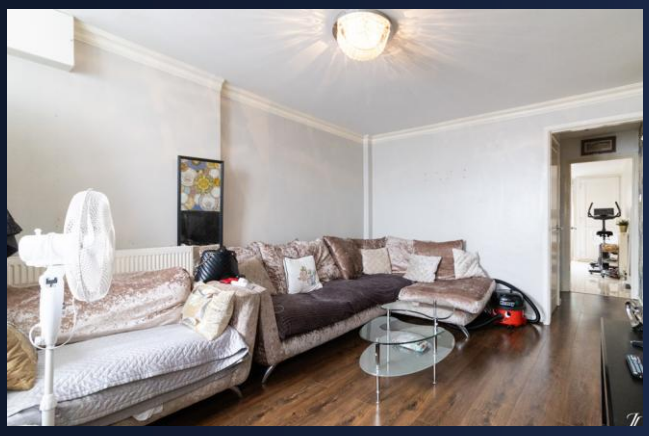
James Laurence

REASSURINGLY LOCAL







Cuin Road

Birmingham

B66 3TU

Asking Price Of **£220,000**

Four Bedroom Three-Storey Town House

Spacious Living Area

Rear Garden With Patio Area

Bathroom & Separate WC





Property Description

DESCRIPTION A spacious and versatile four-bedroom townhouse arranged across three floors, offering generous living accommodation and a practical layout well suited to families, first-time buyers and investors alike.

The property is approached via a small enclosed frontage, with the front door opening directly into a particularly generous living room. Extending across the front portion of the ground floor, this is a comfortable reception space with plenty of room for substantial seating and everyday family living. Wood-effect flooring runs through the room, while the front window provides natural light.

Beyond the living room, an inner hallway provides access to the staircase and a useful ground-floor WC before leading through to the kitchen at the rear. The kitchen is a notably good size and is fitted with an extensive range of wall and base units, complementary work surfaces and tiled splashbacks, together with an integrated oven and gas hob. There is further space for freestanding appliances and ample room to incorporate additional storage or a small dining area if desired. A large rear window and external door provide plenty of light and direct access onto the garden.

The first floor accommodates two generous double bedrooms. Both are well proportioned, with the larger bedroom spanning the full width of the property and providing excellent space for freestanding furniture.

A further staircase rises to the second floor, where two additional bedrooms provide excellent flexibility for family living, guest accommodation or home-working. Also on this level is the main bathroom, fitted with a panelled bath with shower over, wash basin and WC, together with useful additional storage positioned off the landing.

Outside, to the front of the property there is a foregarden with a paved path leading to the front door of the property. To the rear is a generous lawned garden with a patio area. On-street parking is available.

LOCATION Cuin Road has a variety of good schools within a one mile radius

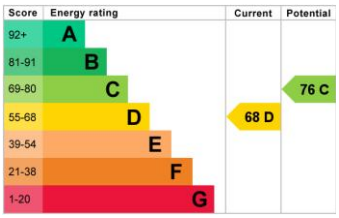


Floor Layout



Total approx. floor area 1,011 sq ft (94 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements