

for sale

offers in the region of **£315,000** Freehold



Cincinnati Drive Birmingham B24 0SB

Chain Free | Exceptionally Modern
Throughout | Garage & Driveway | Three
Bedrooms | Excellent Condition



Property Details

Hallway

Welcoming entrance hall providing access to the ground floor accommodation, guest W.C. and staircase to the first floor.

Kitchen

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, integrated cooking facilities and space for additional appliances. Open and practical design ideal for everyday living.

Wc

Modern suite comprising low-level W.C. and wash hand basin.

Lounge/Dining Area

A stunning open-plan reception space filled with natural light and offering ample room for both living and dining furniture. Doors open onto the rear garden, creating a perfect setting for entertaining.

Bedroom One

A spacious principal bedroom with ample space for freestanding furniture and a bright, airy feel.

Bedroom Two

A generous double bedroom overlooking the rear aspect.

Bedroom Three

A well-proportioned third bedroom ideal as a bedroom or home office.

Bathroom

Fitted with a contemporary suite comprising bath with shower over, wash hand basin and W.C.

Garage

Rear Garden





To view this property please contact Burchell Edwards on

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Property Ref: ERD208293 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: D

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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