



Triumph Walk, Birmingham B36 9NS

welcome to

Triumph Walk, Birmingham

****MID TERRACE FAMILY HOME**KITCHEN DINER**LOUNGE**DOWNSTAIRS WC**THREE BEDROOMS**FAMILY BATHROOM**FRONT AND REAR GARDENS**IDEAL FOR YOUNG FAMILIES OR BUY TO LET****



Agents Note

This is a non-standard construction property (Bryant System 2) - we advise all potential purchase to complete their own research to the suitability of the property.

Approach

Approached via gated front garden.

Entrance Porch

Double glazed small window to front, and double-glazed door to side and meter cupboard.

Entrance Hallway

Stairs to the first floor, ceiling light point, radiator, laminate flooring opening on to the kitchen/diner and doors giving access to:-

Guest W.C.

Double-glazed obscure window to the front, ceiling light point, laminate flooring, comprising low level w.c., wash hand basin and tiling to splash back.

Kitchen/Diner

Double glazed window to the front, tiling to the floor and to the walls, ceiling light point, radiator, wall, drawer and base units with roll top work surfaces, one and half bowl sink and drainer with mixer tap, integrated oven, gas hob, cooker hood, plumbing and space for a washing machine, plumbing for a dishwasher and space for an American style fridge/freezer.

Lounge

Laminate flooring, double glazed French style doors giving access to the rear garden, radiator ceiling light point and coving to the ceiling.

Landing

Ceiling light point, loft access and doors giving access to:-

Bedroom One

Double glazed window to the front, radiator ceiling light point and coving to the ceiling.

Bedroom Two

Double-glazed window to the rear ceiling light point and radiator.

Bedroom Three

Double-glazed window to the rear, ceiling light point and radiator.

Bathroom

Obscured double-glazed window to the front, cupboard housing combination boiler, radiator, low level w.c., pedestal hand basin, panelled bath with shower over, tiling to the floor and vinyl effect flooring.

Garden

Patio area with pathway with artificial lawn, brick-built storage, raised borders, mature shrubs and rear access.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.



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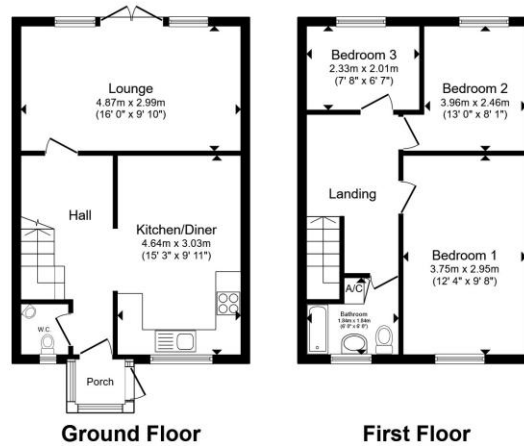
welcome to

Triumph Walk, Birmingham

- MID TERRACE PROPERTY
- LOUNGE
- KITCHEN DINER
- DOWNSTAIRS WC
- THREE BEDROOMS

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

£175,000



Total floor area 82.5 m² (888 sq. ft.) approx
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.propertybox.io

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Property Ref:
CAB112491 - 0003

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