



**Black** and  
**White**  
CLEARLY A BETTER SERVICE

72 BUSHBURY ROAD, BIRMINGHAM, B33 9NH

GUIDE PRICE £205,000





This 2-bedroom Brick Built Property is a must see, situated on Bushbury Road in Stechford the property is modern and comprises of Lounge, Kitchen Bathroom and 2 Bedrooms with a spacious driveway and rear garden.

#### **Ground Floor**

On approach the property has a block paved driveway with space for 2 cars and access to rear garden.



#### **Entrance Hall**

uPVC double glazed entrance door, Fitted laminate flooring, Radiator, stairs to first floor and door to:



### Lounge

4.92m (16'2") max x 3.62m (11'11") UPVC double glazed window to front, under-stairs storage cupboard with gas meter and boiler, various PowerPoints and door to:

### Kitchen

4.92m (16'2") x 1.97m (6'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, built-in electric oven, built-in four ring gas hob, two uPVC double glazed windows to rear, radiator, uPVC double glazed rear door leading to rear garden.



### First Floor

### Landing

UPVC double glazed window to side.



### Bathroom

Fitted with three-piece suite comprising bath, wash hand basin and low-level WC, tiled surround, uPVC double glazed window to rear, and heated towel rail.

### Bedroom 1

4.77m (15'8") x 2.84m (9'4") max

Two uPVC double glazed windows to front, radiator, and various PowerPoints.





**Bedroom 2**

2.82m (9'3") x 2.76m (9'1")

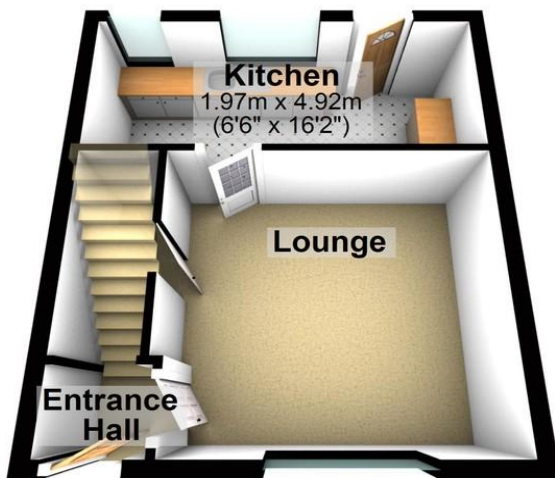
UPVC double glazed window to rear, radiator and various PowerPoints.



**Outside space**

Rear Garden is paved throughout with Astro Turf edging and wooden fencing to sides.

**Ground Floor**



**First Floor**

