



Flaxley Road, Birmingham





Property Description

LARGER STYLE! This large style THREE BEDROOM semi is in a FANTASTIC LOCATION has a HUGE garden and loads of scope to be extended (STPP)! TWO RECEPTION rooms as well as a utility and a GARAGE this is a great family home that will not dissappoint!

Front Garden

Driveway providing off road parking for multiple vehicles and foregarden with plants and shrubs.

Entrance Hallway

Double glazed door to front elevation, laminate flooring, stairs to first floor accommodation, under stairs storage cupboard, central heating radiator and doors off to:

Dining Room

10' 10" x 13' 2" into bay (3.30m x 4.01m into bay)
Double glazed bay window to front elevation, central heating radiator, wood effect laminate flooring and single glazed double doors into:

Lounge

10' 10" x 14' 11" (3.30m x 4.55m)
Double glazed double windows to rear elevation, double glazed door to rear elevation and central heating radiator.

Kitchen

7' x 10' 2" (2.13m x 3.10m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, tiled flooring, central heating radiator, tiling to splash prone areas and door into:

Utility Room

11' 10" x 7' (3.61m x 2.13m)

a range of wall and base units with sink, space and connections for washing machine, double glazed sliding doors to garden and door into:

Rear Garden

Paved patio leading to laid lawn with fencing to all boundaries.

Garage

16' 6" x 7' 2" (5.03m x 2.18m)

Up and over door leading to frontage.

Landing

Double glazed window to side elevation, wood effect laminate flooring and doors off to:

Bathroom

9' 11" max x 7' 2" max (3.02m max x 2.18m max)

Double glazed windows to rear and side elevations, W.C, wash hand basin with storage, panelled bath, shower cubicle, wood effect vinyl flooring and central heating radiator.

Bedroom One

10' 11" x 14' 11" (3.33m x 4.55m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

12' 10" into bay x 10' 10" (3.91m into bay x 3.30m)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

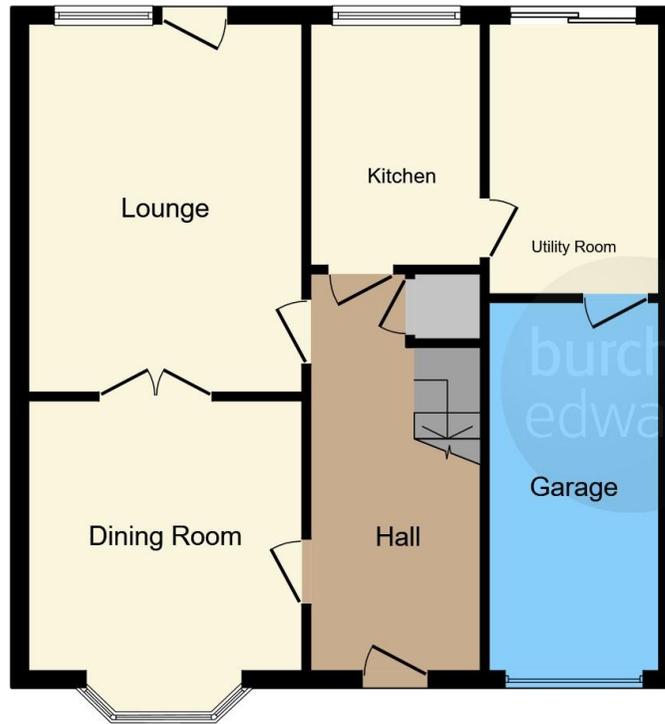
7' 2" x 6' 8" (2.18m x 2.03m)

Double glazed window to front elevation and central heating radiator.

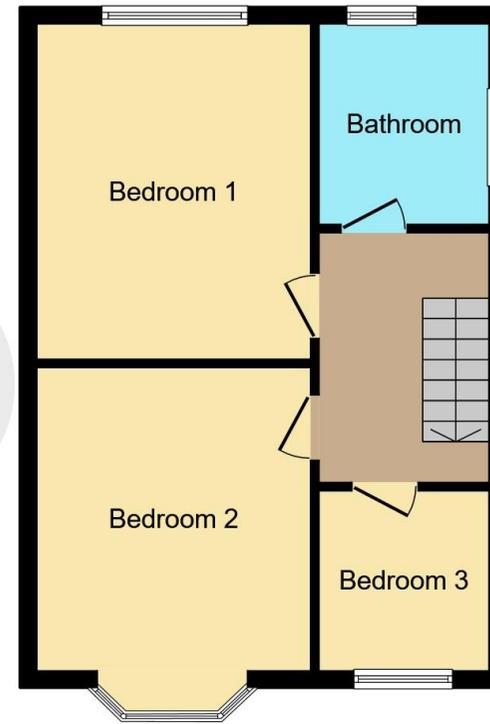








Ground Floor



First Floor

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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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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