



**Falkland Way, Birmingham B36 0LT**

welcome to

**Falkland Way, Birmingham**

**\*\*END TERRACE PROPERTY\*\*FITTED KITCHEN\*\*LOUNGE\*\*DOWNSTAIRS WC\*\*THREE BEDROOMS\*\*SHOWER ROOM\*\*FRONT AND REAR GARDENS\*\***



**Entrance Porch**

Meter Cupboard, tiled floor, ceiling light point and door to hall.

**Entrance Hall**

Radiator, two ceiling light points and stairs to first floor.

**Cloakroom**

Double glazed window to front, heated towel rail, ceiling light point, tiled walls and floor, low level w.c. and vanity sink.

**Lounge**

16' x 12' 3" ( 4.88m x 3.73m )

Double-glazed window to rear, double glazed door to garden, radiator, and two ceiling light points.

**Kitchen**

16' 7" x 9' 5" ( 5.05m x 2.87m )

Double-glazed window to front, radiator, two ceiling light points, cupboard drawer and base units, roll top work surfaces, one and half bowl sink and drainer, gas point, cooker hood, plumbing for washing machine and tiled floor

**Landing**

Loft access, ceiling light point and door to storage.

**Bedroom One**

12' 3" x 8' 11" ( 3.73m x 2.72m )

Double-glazed window to rear, radiator ceiling light point and built in cupboard.

**Bedroom Two**

13' 6" x 9' ( 4.11m x 2.74m )

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

**Bedroom Three**

9' 6" x 6' 9" ( 2.90m x 2.06m )

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

**Bathroom**

Double-glazed window to front, heated towel radiator, ceiling light point, low level w.c., vanity sink, shower cubicle and door to airing cupboard.

**Garden**

Paved area, brick built shed, enclosed by fencing and hedges, rear gate for access.



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## Falkland Way, Birmingham

- THREE BEDROOMS
- END TERRACE PROPERTY
- LOUNGE
- FITTED KITCHEN
- DOWNSTAIRS WC

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1972. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CAB112126 - 0002

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