



25 Royal Star Close, Birmingham, West Midlands, B33 0YR

2 Bed House - Semi-Detached

Offers Over £125,000

📍 Receptions 1

🛏 Bedrooms 2

🚿 Bathrooms 1



- NO UPWARD CHAIN
- TWO BED SEMI-DETACHED
- MODERN STYLE
- OFF ROAD PARKING
- GOOD SIZE LOUNGE

- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- FAMILY BATHROOM
- GOOD SIZE REAR GARDEN
- FANTASTIC TRANSPORT LINKS



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DO NOT MISS THIS OPPORTUNITY to purchase this modern style 2 Bedroom Semi-Detached residence. Located within easy access to local transport links, including Lea Hall Train Station to Birmingham International and Grand Central New Street. Comprising of in brief: TWO DOUBLE BEDROOMS, BATHROOM, KITCHEN, LOUNGE, OFF ROAD PARKING AND GOOD SIZE REAR GARDEN.

Approach



Approached via tarmac driveway leading to canopy porch over entrance door into an enclosed porch.

Porch

Laminate flooring and storage cupboard housing meters.

Hallway

Ceiling light point, gas central heating radiator, laminate flooring, door leading into lounge and archway leading into Kitchen.

Kitchen



Double glazed window to the front of the property, ceiling light point, laminate flooring and gas central heating radiator. Matching wall and base units with work surfaces and splash

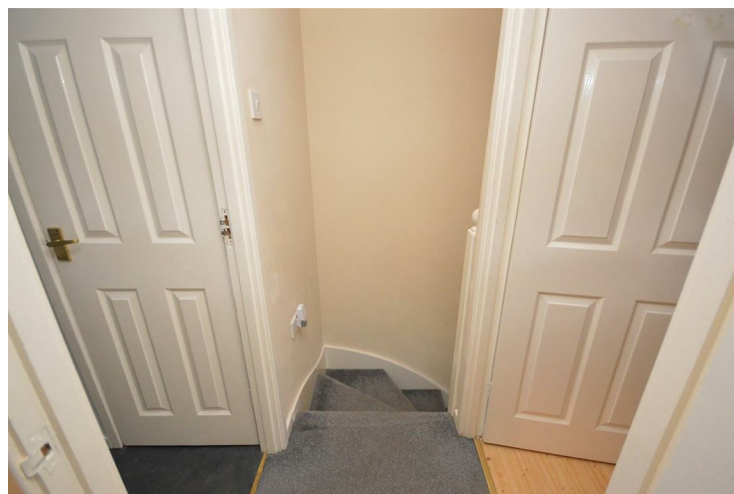
back tiles above, stainless steel sink and drainer unit with mixer taps. Integrated oven and electric hob with extractor fan above, plumbing for a washing machine and space for other appliances.

Lounge



Two ceiling light points, two gas central heating radiators, laminate flooring, stairs rising to first floor and double glazed sliding patio door leading to garden.

Stairs & Landing



Ceiling light point and doors leading of too:

Bedroom One



Double glazed window to the rear, ceiling light point, gas central heating radiator, laminate flooring and loft access.

Bedroom Two



Double glazed window to the front, ceiling light point and a gas central heating radiator.

Bathroom



Double glazed obscured window to the front, ceiling light point and vinyl flooring. Walls are partly tiled and has an extractor fan. Pedestal wash hand basin, low level WC and panelled bath.

Garden

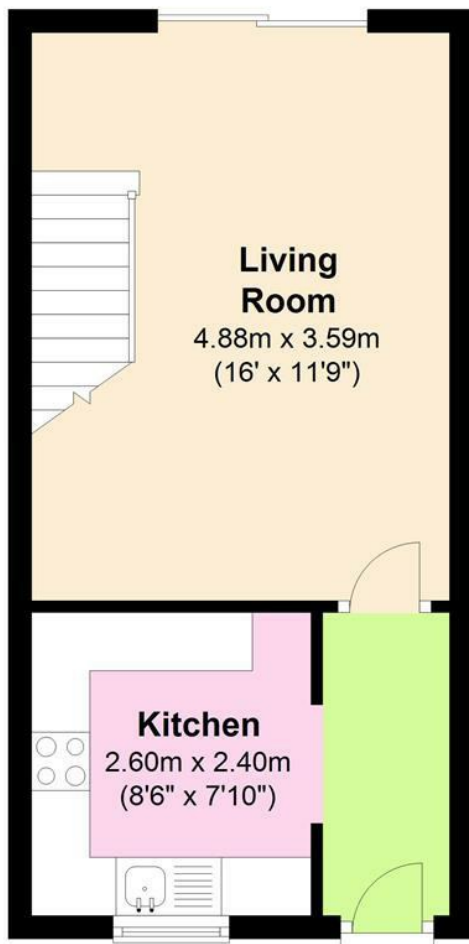


Large block paved patio area with small lawn to rear with fencing as boundaries.

Royal Star

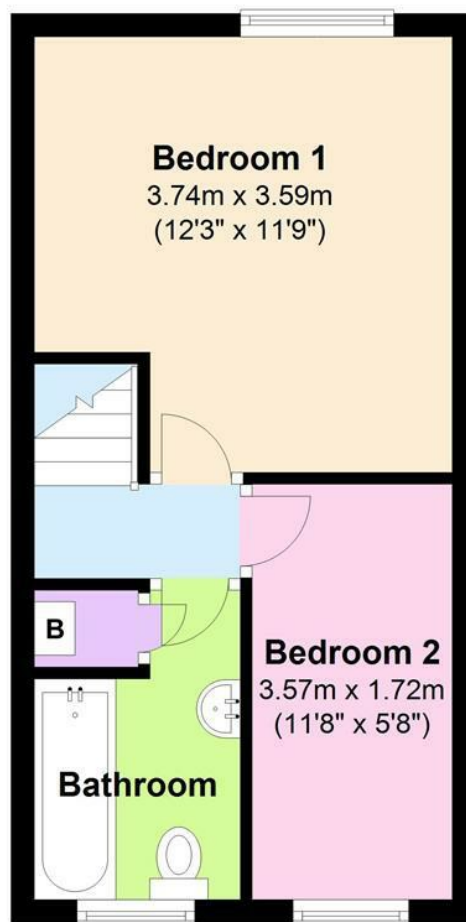
Ground Floor

Approx. 27.2 sq. metres (292.6 sq. feet)

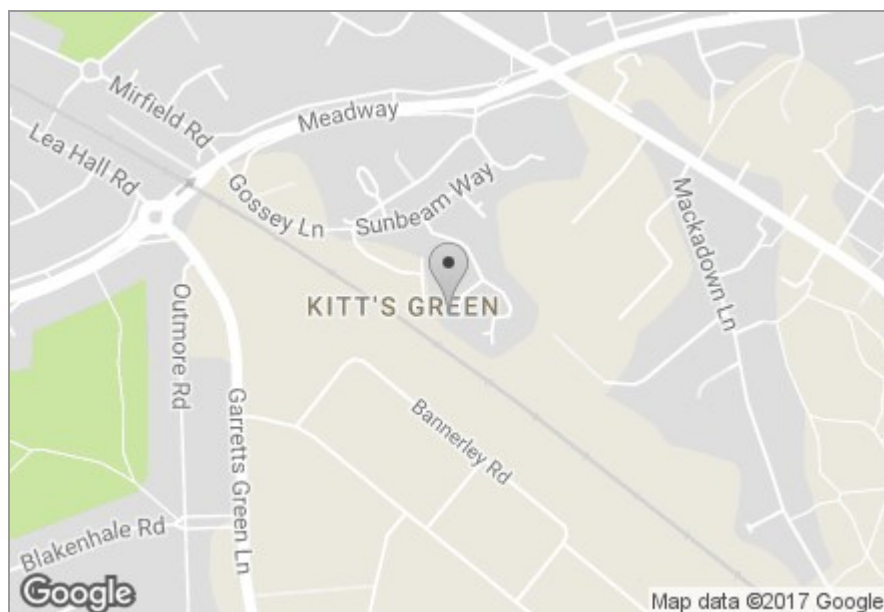


First Floor

Approx. 26.6 sq. metres (285.8 sq. feet)



Total area: approx. 53.7 sq. metres (578.5 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	76
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		56	73
EU Directive 2002/91/EC			