



12 ENGLEWOOD DRIVE, BIRMINGHAM, B28 8QP  
PURCHASE PRICE £285,000







## PROPERTY OVERVIEW

Situated in a quiet cul de sac location an ideal opportunity to purchase this three bedroom extended detached house, offering good family accommodation. The property benefits from gas central heating, UPVC double glazing and briefly comprises of:- enclosed porch, entrance hall, guest cloakroom, extended lounge/dining room, study/sitting room, kitchen, three bedrooms, bathroom, garage and private rear garden. In more detail the property affords:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the tarmac driveway and lawned foregarden.

## ENCLOSED PORCH

With tiled floor and further door giving access through to:-

## ENTRANCE HALL

With staircase to the first floor, central heating radiator and leading to:-

## GUEST CLOAKROOM

With low flush wc, vanity wash basin, heated towel rail, tiled floor and UPVC double glazed window.

## EXTENDED L SHAPED LOUNGE/DINING ROOM

### LOUNGE

19' 10" x 10' 11" (6.07m x 3.33m) UPVC obscure glazed window, double central heating radiator, laminated timber floor, TV point, power points and feature archway leading through to:-

### DINING AREA

18' 4" x 10' 2" (5.60m x 3.11m) UPVC double glazed window, feature fireplace incorporating a Valor gas fire, laminated timber floor, power points and double glazed sliding patio doors leading out to the rear garden.



### STUDY/SITTING ROOM

16' 9" x 8' 0" (5.12m x 2.46m) Having two UPVC double glazed windows, laminated timber floor, two central heating radiators, coved cornicing and further door leading to:-

### KITCHEN

15' 5" x 6' 9" (4.70m x 2.08m) Having an extensive range of light oak fitted units, comprising of an inset one and a half bowl sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in four ring gas hob with oven beneath and extractor hood over, plumbing for a washing machine and dishwasher, UPVC double glazed window and door leading out to the side, space for a fridge/freezer and power points.

### FIRST FLOOR

Approached via the staircase from the entrance hall.

### LANDING

With UPVC obscure glazed window, power point, airing cupboard and leading to:-

### BEDROOM ONE (REAR)

14' 10" x 10' 0" (4.54m x 3.05m) Extensive range of fitted wardrobes, central heating radiator, UPVC double glazed window and power points.

### BEDROOM TWO (FRONT)

10' 5" x 10' 0" (3.19m x 3.05m) UPVC double glazed window, central heating radiator, useful storage area with hanging rails and fitted shelves and power points.

### BEDROOM THREE (REAR)

10' 0" x 8' 0" (3.05m x 2.46m) UPVC double glazed window, central heating radiator and power points.

### FAMILY BATHROOM

Having a P shaped bath with shower over, shower screen, pedestal wash basin, low flush wc, central heating radiator and UPVC obscure glazed window.

### OUTSIDE

### GARAGE

Situated at the side of the property.

### REAR GARDEN

The property enjoys a private rear garden, mainly lawn and established trees and conifers.

### TENURE

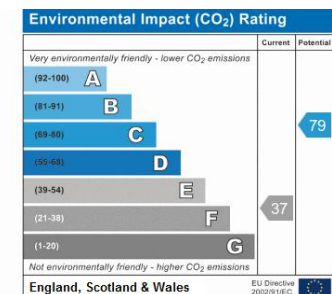
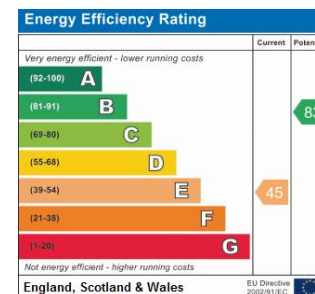
Freehold

### VIEWING

Via Xact in Solihull on 0121 712 6222.

### COUNCIL TAX

Council Tax Band D.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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