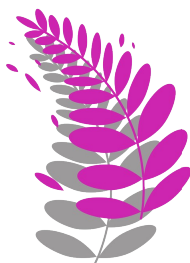


FERNDOWN ESTATES



40 Truro Walk, Birmingham, West Midlands, B37 5RP

2 Bed House - Mid Terrace

Offers Over £110,000

📍 Receptions 1

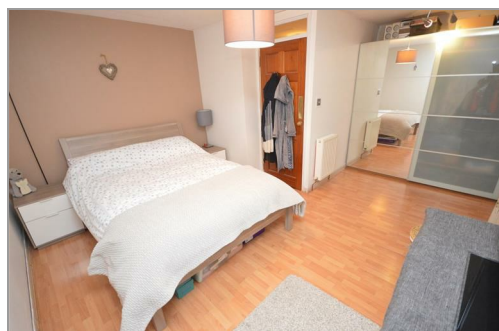
🛏 Bedrooms 2

🚿 Bathrooms 1



- NO UPWARD CHAIN
- 2 BED TERRACE HOUSE
- GOOD SIZE LOUNGE
- KITCHEN / DINER
- BOTH DOUBLE BEDROOMS

- FAMILY BATHROOM
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- GROUND FLOOR GUEST WC
- WALKING DISTANCE TO AMENITIES



Ferndown Estates - Independent Sales / Lettings / Conveyancing / Mortgages

40 Truro Walk, Birmingham, West Midlands, B37 5RP

MAKE THIS HOUSE YOUR HOME! Ferndown Estates are delighted to offer to the market this well presented TWO BEDROOM TERRACE HOUSE, ideal as a first time buy and equally as good as an INVESTMENT. Located within walking distance to local amenities and transport links servicing Birmingham Airport, Solihull Town and Birmingham City Centre. Comprising of in brief: TWO DOUBLE BEDROOMS, GOOD SIZE LOUNGE AND KITCHEN/DINER, FAMILY BATHROOM, CENTRAL HEATING, DOUBLE GLAZED WINDOWS. EARLY VIEWING ESSENTIAL TO AVOID DISAPPOINTMENT - DON'T MISS OUT!

Approach

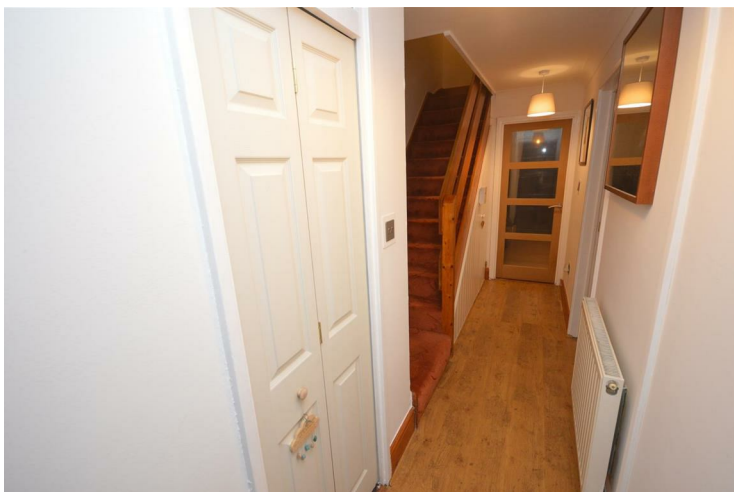


Approached off Winchester Drive onto Truro Walk the mid terrace property has a large fore garden laid to lawn with pathway leading to enclosed porch.

Porch

Double glazed window to the side, ceiling light point, laminate flooring with storage cupboard housing meters and main front door leading into:

Hallway



Two ceiling light points, gas central heating radiator, laminate flooring, stairs rising to first floor and doors leading to:

Guest WC

Double glazed obscure window to the front, ceiling light point, low level WC and wash hand basin.

Kitchen Diner



Double glazed window over looking the front of the property, two ceiling light points, vinyl flooring and a gas central heating radiator. Matching wall, base and display units with work surfaces over, stainless steel sink and drainer unit with mixer taps. Inset oven and gas hob over with extractor fan, plumbing for a washing machine, space for other appliances and gas central heating radiator.

Lounge



Double glazed french doors leading out to the rear of the property. Two ceiling light points, laminate flooring and a gas central heating radiator.

Stairs & Landing



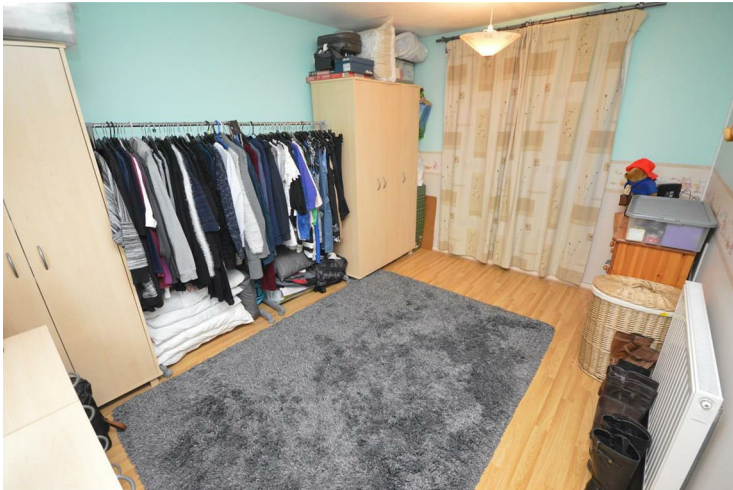
Ceiling light point, loft access and doors leading to:

Bedroom One



Double glazed window over looking the rear of the property, two ceiling light points, laminate flooring and gas central heating radiator.

Bedroom Two



Double glazed window over looking the front of the property, ceiling light point, laminate flooring and gas central heating radiator.

Bathroom



Double glazed obscure window over looking the front of the property, ceiling light point, walls are partly tiled and has laminate flooring. Paneled bath with electric shower over, pedestal wash hand basin, low level WC, gas central heating radiator and cupboard housing the boiler.

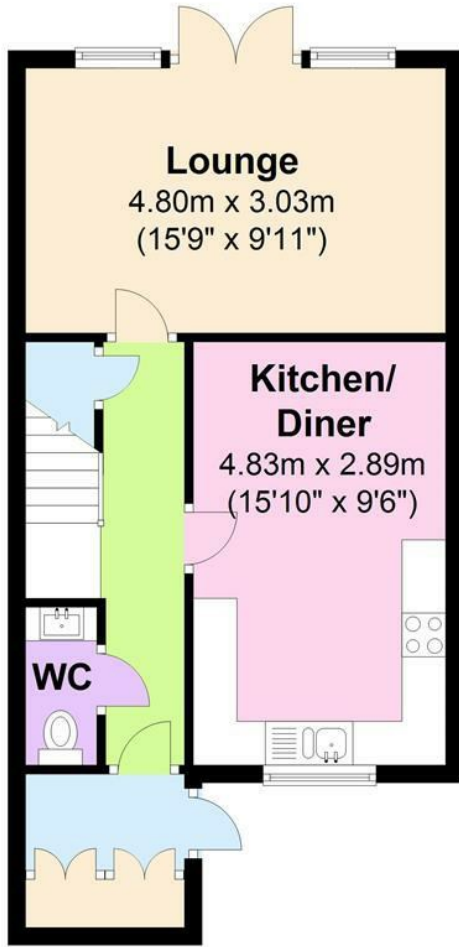
Rear Garden

Mainly laid to lawn, fencing as boundaries with secure exit gate to the rear also has brick built storage shed.

Truro Walk

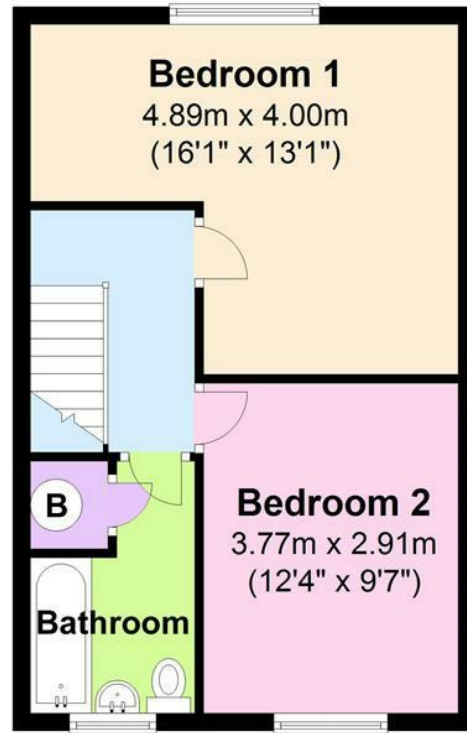
Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)

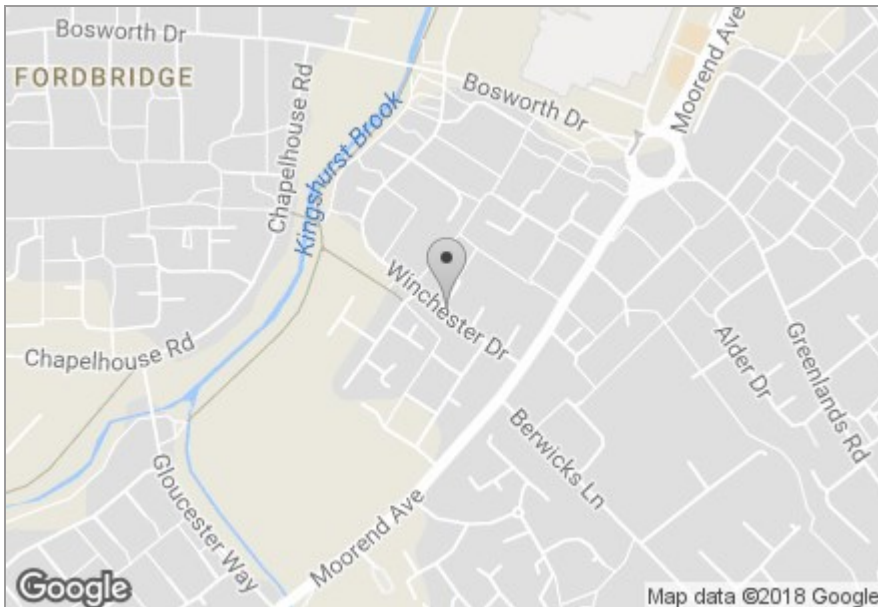


First Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 80.0 sq. metres (861.3 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
71	87	69	85
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	