



# Property Link

Estate Agents



## St. Margarets Road

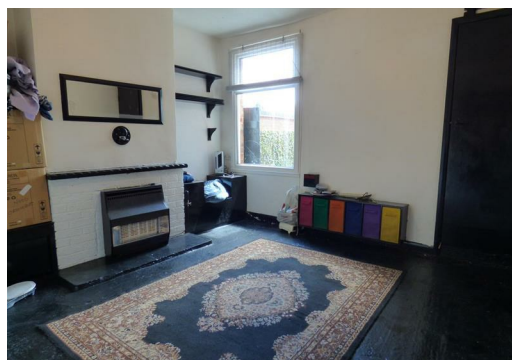
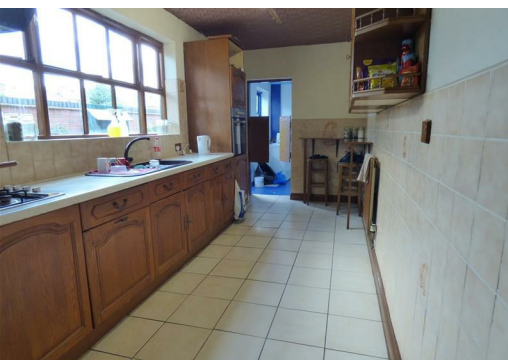
Ward End Birmingham, B8 2BD

Offers In The Region Of £180,000



Property Link Estate Agents are Pleased to Present this Three Bedroom end-terraced Property which has the benefits of Three Bedrooms, Two Reception Rooms, Fitted Kitchen, Family Bathroom, Separate W.C, Utility Room. Double glazing and Central Heated both where specified and a Good Size Rear Garden.

Must be viewed to be appreciated.



### Front Garden

Wall of perimeter. Secure Gate. Block Paved.

### Entrance Hall

Ceiling light point. Central Heating Radiator.

### Reception Room One

12'5" x 13'7" (3.79m x 4.16m)

Ceiling Light Point. Fire Place. Double glazed window elevation to back.

### Reception Room Two

11'2" x 11'3" (3.41m x 3.44m)

Ceiling Light Point. Double glazed window elevation to Front.

### Kitchen

7'3" x 10'5" (2.22m x 3.18m)

Ceiling Light point. Central Heating radiator. Stainless Steel Sink & Mixer Tap. Part Tiled Walls. Integrated Cooker & Oven. Tiled Floor. Wall Mounted Unit. Doors leading to Utility Room. Single glazed window elevation to Back/Rear.

### Utility room

7'2" x 9'8" (2.19m x 2.96m)

Ceiling Light Point. Single Glazed Window Elevation.

### Bathroom

7'1" x 7'11" (2.17m x 2.42m)

Ceiling Light Point. Low Level WC. Shower Cubical. Pedestal Hand Wash Basin. Corner Bath. Single Glazed Window Elevation to Back.

### Bedroom One

12'5" x 13'3" (3.79m x 4.06m)

Ceiling Light Point. Window Elevation to Front.

### Bedroom two

6'7" x 10'4" (2.02m x 3.15m)

Ceiling Light point. Window Elevation to Back.

### Bedroom Three

9'10" x 13'2" (3.02m x 4.02m)



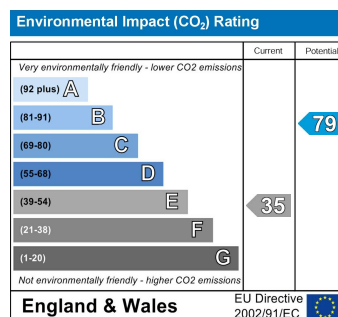
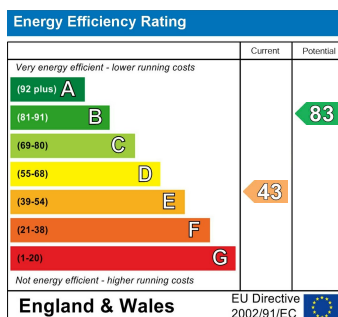
### Separate W.C

5'11" x 4'5" (1.81m x 1.36m)

Ceiling Light point. Low Level W.C. Hand Wash Basin.

### Rear Garden

Good Size. Fenced off Perimeter. Laid to Lawn. Block Paved.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.