



**Black and White**  
CLEARLY A BETTER SERVICE

177 EAST MEADWAY, BIRMINGHAM, B33 0EN  
GUIDE PRICE £160,000





Black and White are pleased to offer for sale this 2 Bedroom Semi-detached Property located ideally for local amenities, Schools and public transport, including Marston Green Train station, Birmingham airport and M42.

On approach there is a Paved Driveway and shared side driveway leading to the garage.

Ground Floor

Porch Double Glazed Porch with windows to the side and Front, UPVC Double Glazed entrance door

Hallway

Oak laminate flooring , Storage cupboard housing utility meters , radiator, stairs and doors to:L

Lounge/Dining Room 6.81m (22'4") max x 3.50m (11'6")

Oak laminate flooring throughout UPVC Double Glazed Bay window to front, UPVC Double Glazed French doors to the rear, radiator, door to:

Conservatory

UPVC double Glazed conservatory with Two





windows to rear, double French door leading to the garden.

Kitchen 3.20m (10'6") x 2.17m (7'1")

Tiled Flooring, Fitted with low level base and eye level units with work space over, Single drainer sink with chrome mixer tap, UPVC Double Glazed Window to side, Space for Cooke, Fridge and Freezer, door to:

First Floor

Landing

Fully carpeted, Doors leading to:

Shower Room

Fitted with an Enclosed shower cubical, Wash Basin and Low level WC, UPVC Double Glazed Windows to rear and side, heated towel rail.

Bedroom 1 4.66m (15'4") x 3.04m (10') plus 0.36m (1'2") x 0.36m (1'2")

Fitted Carpet, Two UPVC windows to front, Built in wardrobe storage and various power points.



Bedroom 2 3.67m (12') x 3.39m (11'2") plus 0.38m (1'3") x 0.38m (1'3")

Fitted Carpet, UPVC Window to rear, Two Built in wardrobe storage cupboards, double radiator and various Power points.

Rear Garden

A Long well established Garden to the rear with various shrubs and plants throughout, sectioned off for privacy with patio areas for seating



