



Affitto Estate Agents are proud to offer to the market this spacious, modern DETACHED HOME situated in a convenient location within easy commuting distance of Birmingham city centre as well as Harborne, Chad Vale school, University of Birmingham & QE & Birmingham Womens Hospitals. All local amenities and transport links are also within easy reach.

The property forms one of a neighbouring pair of near-identical houses offered for sale and offers good sized accommodation set on three floors.

The property briefly comprises a spacious porch, a downstairs W/C, good sized lounge (17'3" x 11'9"), a separate dining room (16'0" x 9'4"), a utility room (4'8" x 9'1"), a conservatory (11'11" x 7'1") and a kitchen with integrated appliances. All these rooms are located on the ground floor.

On the first floor, there are THREE bedrooms, one with its own en-suite. The main bathroom is also located on this floor.

Room sizes:

Bedroom 1 - 14'11 x 11'10"

Bedroom 2 - 17'8" x 9'2"

Family Bathroom - 6'4" x 8'8"

On the second floor, there are TWO bedrooms and one en-suite bathroom.

Room sizes:

Bedroom 4 - 13'0" x 14'0"

Bedroom 5 - 9'8" x 9'2" (Restricted height/sloping ceiling).

Outside:

To the front, there is an integral garage and off road parking on shared gated driveway for three/four cars.

At the rear, there is a good-sized garden.

Tenure - Understood Freehold

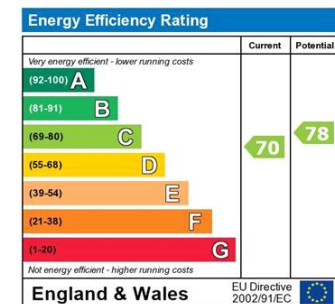
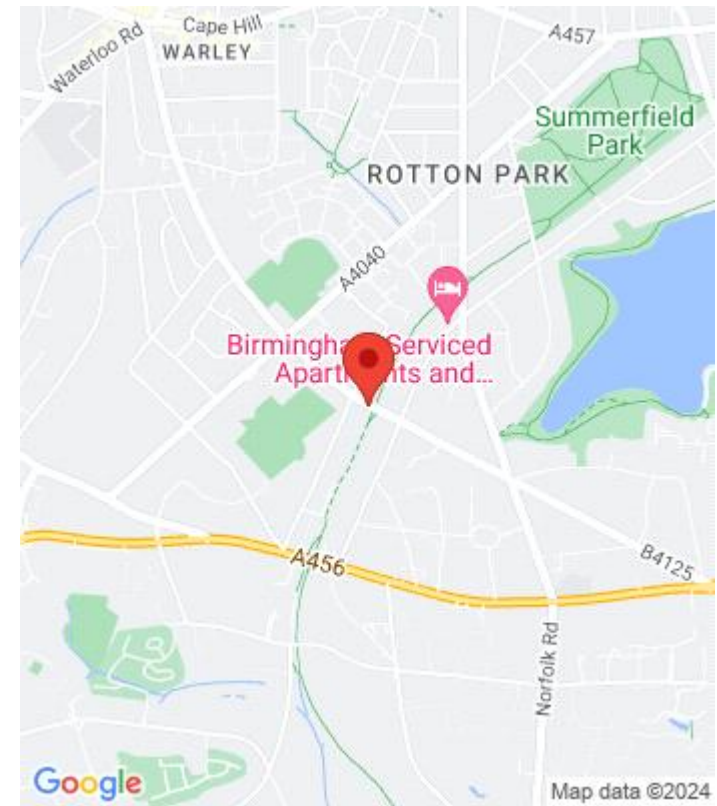
Viewing strictly by appointment.

Tenure: Freehold





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.