

**A TRADITIONAL THREE BEDROOM SEMI DETACHED FAMILY HOME
IN POPULAR STIRCHLEY LOCATION**



**200 FORDHOUSE LANE
STIRCHLEY
BIRMINGHAM
B30 3AB**

- Through lounge
- Kitchen and utility room
- Three Bedrooms and family bathroom
- Front and rear gardens

Offers Around £295,000

THE ACCOMMODATION COMPRISES

Approached via fore garden to hardwood entrance door with glazed leaded panels either side leading in to hallway with stairs leading to first floor landing, door to storage cupboard and doors off to;



THROUGH LOUNGE a bright spacious room with part leaded bay window to front and double glazed French door leading to the garden, coving to ceiling, feature fireplace, three central heating radiators.

KITCHEN coving to ceiling and fitted with a range of wall, floor and drawer units with wood effect work top over, inset stainless steel sink and drainer unit, tiling to splash back areas and window and door leading to utility room.

UTILITY ROOM having side window with further window and door leading to rear garden and providing ample storage and space for white goods.



BEDROOM ONE double glazed bay window to front elevation, varnished wooden flooring and radiator.

BEDROOM TWO double glazed window overlooking rear garden and radiator.

BEDROOM THREE double glazed leaded window to front and central heating radiator.

BATHROOM obscure double glazed window to rear and consisting of three piece white suite of panelled bath with shower over, pedestal wash hand basin and low level flush WC. Central heating radiator and tiling to splash back areas.

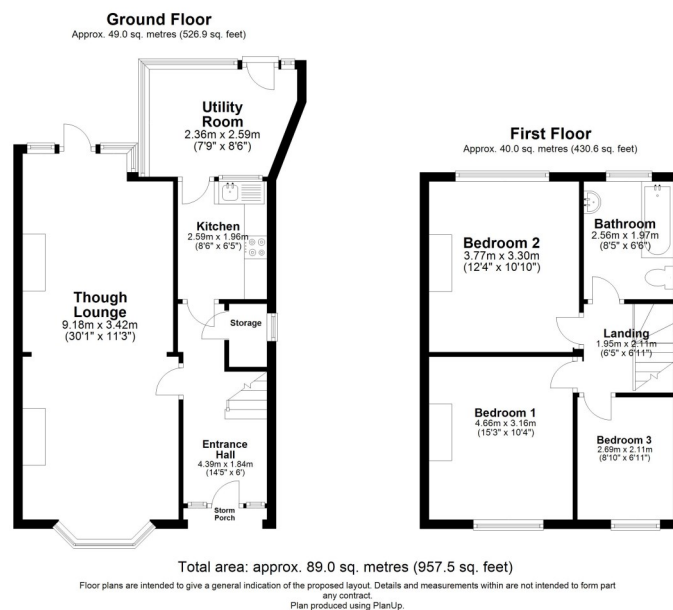
OUTSIDE

GARDEN attractive and generous rear garden with timber fence surround, multiple seating areas, lawned area and planting borders.



GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC	D
COUNCIL TAX	B



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.