

**A TRADITIONAL TWO BEDROOM TERRACE HOME  
IN A CONVENIENT LOCATION IN THE CENTRE OF STIRCHLEY**



**54 WARREN ROAD  
STIRCHLEY  
BIRMINGHAM  
B30 2NY**

- Excellent location close to the centre of Stirchley
- Two living rooms, enlarged kitchen and ground floor bathroom
- Two good sized double bedrooms
- Pleasant enclosed garden

**Offers around £235,000 stc**

A delightful two bedroom terrace home in Stirchley close to all local amenities, good transport links into the City and beyond. The house enjoys a quiet yet convenient location with double glazing and central heating and offered with no upward chain.

### THE ACCOMMODATION COMPRISES

**APPROACH** set off the road with an neat enclosed front garden with brick retaining wall and path to the entrance.

**ENTRANCE HALL** With a upvc double glazed entrance door and glazed inner door to the living room



#### **FRONT LIVING ROOM 11' 5" (into bay) x 11' 9"**

central heating radiator, wooden fire surround and hearth, uPVC double glazed bay window to the front, wooden flooring. Glazed door opens to the rear reception room

#### **REAR RECEPTION ROOM 12' 5" x 11' 9"**

Entered via a lobby area with understairs cloaks cupboard leading off, upvc double glazed window to the rear, central heating radiator, wooden fire surround, doors to the stairs and kitchen.

#### **ENLARGED FITTED KITCHEN 8' 4" x 11' 9"**

upvc double glazed window to the rear, inset single drainer stainless steel sink, white faced base cupboards and contrasting dark grey worktops, radiator and part polycarbonate roof giving extra natural light.

Door to Inner Lobby with cupboard housing the 'Worcester' gas central heating boiler, store cupboards, door to the garden and door to the shower room.



#### **SHOWER ROOM**

With a white suite of wide shower enclosure with sliding door, pedestal wash basin, low level flush WC, radiator and two upvc double glazed side windows.

## FIRST FLOOR

Small landing area with doors off to:-

**BEDROOM ONE 11' 7" x 14' 1"** a spacious bedroom with upvc double glazed window to front and central heating radiator.

**BEDROOM TWO 12' 2" x 14' 1"** a second spacious bedroom with a upvc double glazed window to rear and central heating radiator.



## OUTSIDE

**REAR GARDEN** a compact easily maintained paved garden area with a timber garden shed on a raised base, fencing to the boundaries.



## GENERAL INFORMATION

**TENURE** We are informed the property is Freehold.

**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641

**EPC** D 61

**COUNCIL TAX** Band 'A' (Birmingham)

## 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.