

**A SPACIOUS THREE BEDROOM SEMI DEATCHED HOME WITH
PARKING IN A POPULAR RESIDENTIAL AREA**



**44, LOCKTON ROAD
STIRCHLEY
BIRMINGHAM B30 2UR**

- Convenient location easy access to Stirchley and Kings Heath
- Close to the new 'Pineapple Station'
- Front living room
- Fitted kitchen / diner
- Three bedrooms and first floor bathroom
- Driveway parking area and rear garden

Offers Around £275,000

An attractive three bedroom semi detached house in a popular residential position on the 'Pineapple' development convenient for access to the main Pershore Road and local facilities in Stirchley and Kings Heath including the newly opened 'Pineapple Station'. This spacious home has gas central heating and double glazed and benefits from a driveway providing off road parking (please note that there is not a dropped pavement). Ideal for a first time or investment buyer.

THE ACCOMMODATION COMPRISES

CANOPY PORCH with double glazed entrance door to the hall.

ENTRANCE HALL with stairs to the first floor, double radiator and door to the lounge.



LIVING ROOM 16' 10" (into bay) x 13' 10" (max) with double radiator, upvc double glazed bay window to the front, fireplace on a tiled hearth, door to the Understairs Store Cupboard housing a 'Main' gas fired central combi heating boiler. Door to the kitchen.



FITTED KITCHEN / DINER 9' 6" x 17' 3" fitted with light faced shaker style cupboards and dark coloured work surfaces, inset one and half bowl single drainer sink with cupboard under, space and plumbing for washing machine, range of base and wall cupboards, inset 4 ring gas hob with cooker hood over and built in under oven, radiator, tiled floor, ample space for a table and chairs, two upvc double glazed windows to the rear and double glazed door to the garden.



FIRST FLOOR

STAIRS TO LANDING with a double radiator and all rooms leading off with stripped wooden doors.



BEDROOM 1 (rear) 12' 10" x 9' 8" a double bedroom with original bedroom fireplace, double radiator and UPVC double glazed window.

BEDROOM 2 (front) 10' 8" x 10' 0" with original bedroom fireplace, double radiator and UPVC double glazed window.

BEDROOM 3 (rear) 9' 9" x 7' 5" with double radiator and UPVC double glazed window.

BATHROOM with a white suite of panel bath, fully tiled with 'Triton' electric shower, curtain and rail, pedestal wash basin and W.C. chrome ladder style heater and UPVC double glazed window with obscure glass.



OUTSIDE

The house is set back from the road behind a wide front garden area paved to provide off road parking. (please note that there is not a pavement drop installed)

GOOD SIZED REAR GARDEN with large decked patio area, lawns with central path fencing to boundaries and Garden Shed



GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	D64
Council Tax	Band 'B' (Birmingham)



THE PROPERTY MISDESCRIPTIONS ACT 1991

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.