

**A TRADITIONAL 2 BEDROOM TERRACED HOME  
WITH POTENTIAL**



**67 NEWLANDS ROAD  
STIRCHLEY  
BIRMINGHAM B30 2SA**

- Offering potential
- Two reception rooms
- Two bedrooms
- First floor bathroom
- Rear garden

**Offers Over £225,000**

## THE ACCOMMODATION COMPRISES

**ENTRANCE HALL** with composite entrance door and a vestibule entrance and doors to the reception rooms.

**FRONT RECEPTION** 12' 10" (into bay) x 8' 10" with wide bay window to front aspect, ceiling cornicing, central heating radiator.



**REAR RECEPTION** 12' 2" x 12' 0" with period style fireplace, radiator, laminate flooring and window to the rear. Door to

**INNER LOBBY** with stairs to first floor, understairs store cupboard and door to the kitchen

**KITCHEN** 10' 9" x 6' 6" door and side window, fitted with wall and floor cupboards, inset stainless steel sink with mixer tap, cooker point with hood over, tiling to splash back areas, wall mounted combi central heating boiler.



## FIRST FLOOR

**STAIRS TO LANDING** doors to all rooms leading off ;

**BEDROOM ONE 11' 3 x 12' 0"** a double bedroom with double glazed window to front elevation and central heating radiator.

**BEDROOM TWO 12' 3" x 8' 11"** with double glazed window to rear elevation and central heating radiator.



**BATHROOM/** obscure double glazed window to rear elevation, three piece white suite comprising panelled bath with electric shower over, pedestal wash hand basin and close coupled wc. Tiling to splash prone areas and radiator.





## **OUTSIDE**

**REAR GARDEN** a long garden with paved patio area, outbuildings and 'Anderson shelter' lawn, hedging and fencing to boundaries.

## **GENERAL INFORMATION**

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

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

**EPC Rating** E

**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.