

**A TRADITIONAL THREE BEDROOM TERRACE HOME
IN A POPUAR LOCATION WITH OFF ROAD PARKING**



**135 CARTLAND ROAD
STIRCHLEY
BIRMINGHAM
B30 2SB**

- Excellent location close to Stirchley centre
- Through living room, kitchen, ground floor bathroom
- Three bedrooms and first floor shower room
- Central heating and double glazing
- Good size rear garden
- Off road parking space

Offers around £229,000

An excellent three bedroom terrace home in Stirchley and with easy access to Kings Heath good transport links into the City and close to the new station on Pineapple Road. The house has a through living room, kitchen and ground floor bathroom with three bedrooms and shower room upstairs.

THE ACCOMMODATION COMPRISES

APPROACH set off the road with a front garden with paving providing off road parking space, leading to the entrance. A double glazed entrance door opens to the hall.

HALL with inner door to the living room.

THROUGH LIVING ROOM

11' 0" (into bay) x 9' 10" at the front with upvc double glazed bay window to the front, radiator, laminate flooring and a wide opening to the rear area.

12' 11" x 11' 4" with radiator, upvc double glazed window, laminate flooring and opening to the inner lobby.

Inner Lobby with stairs to the first floor with storage space under and opening to the kitchen.



FITTED KITCHEN 11' 5" x 8' 5"

Fitted with a range of wood faced units with coloured worktops, base and wall cupboards, inset composite sink with mixer tap, inset 4 ring gas hob with splashback, cooker hood over, built in oven under, space and plumbing for washing machine, side window and door to rear hall with door to the outside and door to the bathroom.

BATHROOM / WC with a white suite of panel bath, pedestal wash basin, low level WC, corner shower enclosure, tiled walls and double glazed window with obscure glass.



FIRST FLOOR

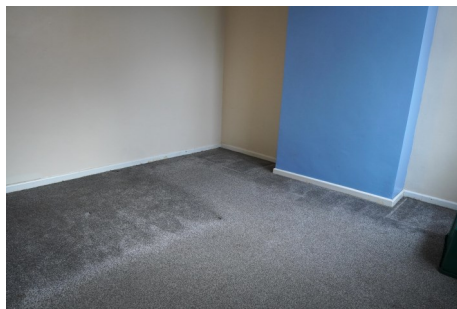
Stairs lead up to the **Landing** area with all rooms leading off:-

BEDROOM ONE 14' 9" x 11' 0" a spacious main bedroom with two upvc double glazed windows to the front and radiator.

BEDROOM TWO 11' 4" x 11' 9" a second bedroom with a upvc double glazed window to rear and radiator.

BEDROOM THREE 8' 7" x 7' 11" with double glazed window to the rear.

SHOWER ROOM with corner shower enclosure, wash basin and low level WC, radiator and tiled walls.



OUTSIDE

REAR GARDEN a mainly lawned garden with hedging and fencing to the boundaries and not overlooked from the rear.

GENERAL INFORMATION

TENURE We are informed the property is Freehold.

VIEWING By prior appointment with
Oakton Estates on 0121 459 9641

EPC **D 58**

COUNCIL TAX Band 'B' (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.