



Deerham Close,  
Birmingham, B23 5XX

£225,000

# Birmingham

£225,000



This well-presented modern style semi-detached property offers excellent accommodation in a convenient and desirable cul-de-sac location set within close proximity of desirable amenities including nearby open space, shops and transport links with access to shopping centres at New Oscott, Boldmere and beyond.

The accommodation itself is accessed via an enclosed porch and leads to a pleasant lounge with stair off to the first floor and a door to a well-proportioned dining kitchen.

To the first floor there are three bedrooms and a re-fitted bathroom with bath and separate shower.

Outside there is a driveway providing off road parking garage access and has gated entry to the rear garden which has a lawned body with patio and fenced perimeters.

- SUPERBLY PRESENTED MODERN STYLE SEMI DETACHED
- THREE BEDROOMS
- CONTEMPORARY DINING KITCHEN
- SEPARATE LOUNGE
- BATHROOM WITH SEPARATE BATH AND SHOWER
- CONVENIENT CUL-DE-SAC LOCATION
- GARAGE AND DRIVEWAY
- PLEASANT REAR GARDEN
- CLOSE PROXIMITY TO DESIRABLE AMENITIES





### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 1st March 2021

## Property Specification

SUPERBLY PRESENTED MODERN STYLE SEMI DETACHED

The property briefly comprises:

### Porch

**Lounge 4.57m (15') x 3.26m (10'8")**

**Dining Kitchen 5.64m (18'6") x 2.62m (8'7")**

**Bedroom 3.32m (10'11") x 2.72m (8'11") max**

**Bedroom 4.11m (13'6") x 3.32m (10'11")**

**Bedroom 2.62m (8'7") x 2.43m (8')**

**Bathroom 2.69m (8'10") x 2.51m (8'3")**

### Garage

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

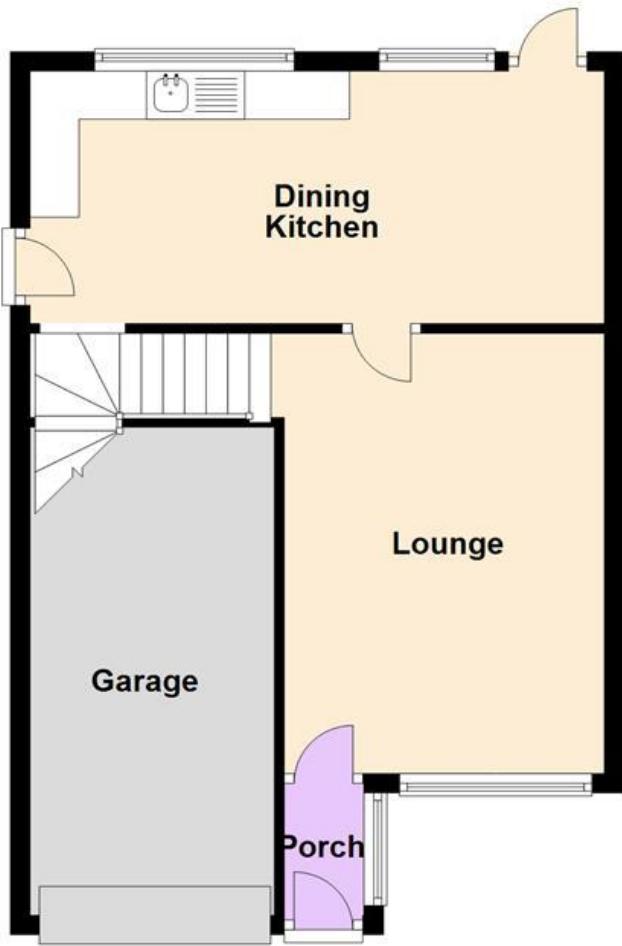
Council tax band: C

Tenure: Freehold

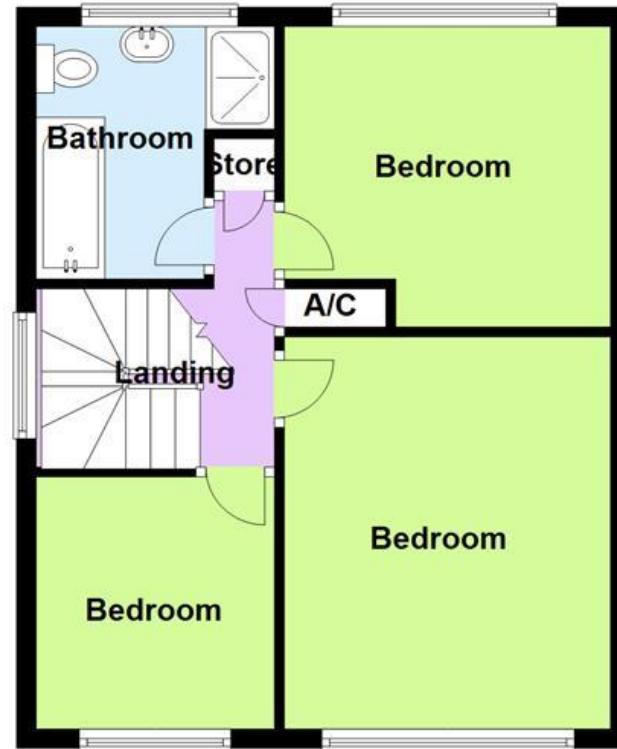
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor

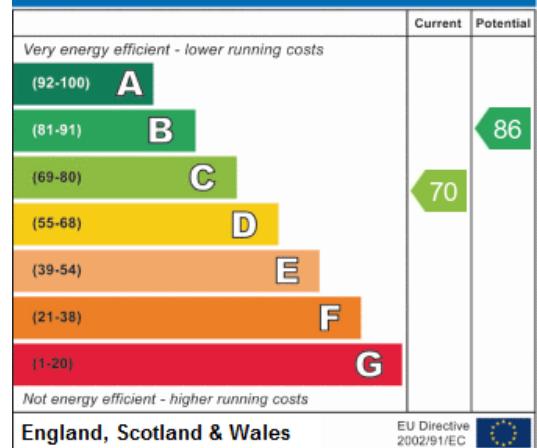


## First Floor



## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location

