

**Paget Road, Pype Hayes  
Birmingham, B24 0JJ**

**Offers in Excess of £220,000**

# Pype Hayes

Offers in Excess of £220,000



A semi-detached home occupying a popular modern development within Pype Hayes. Pype Hayes park is in close proximity to the property & covers over 100 acres & offers an array of outdoor activities.

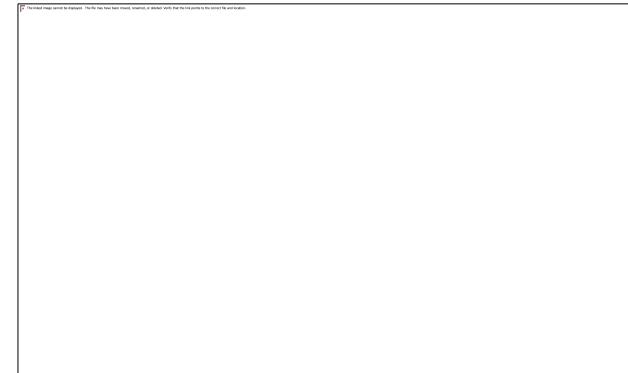
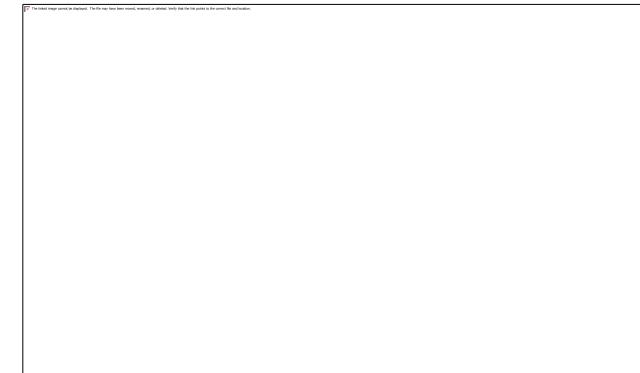
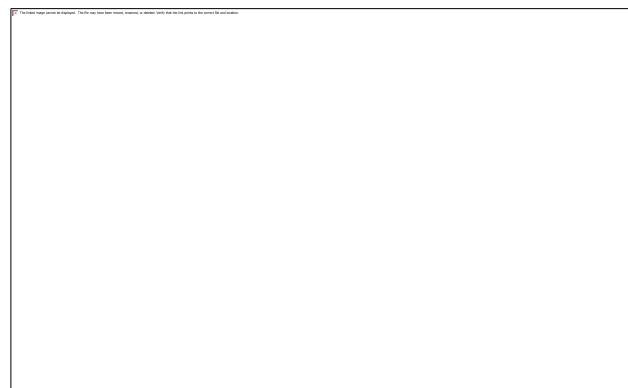
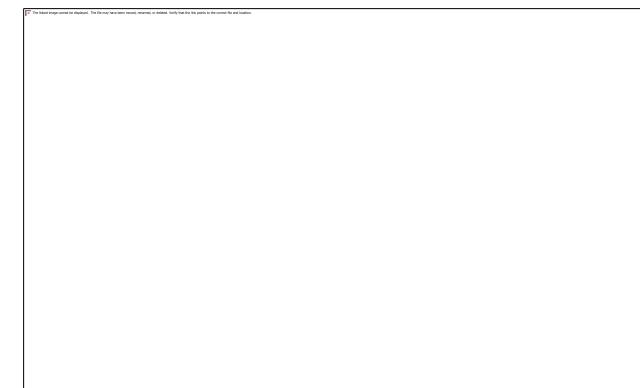
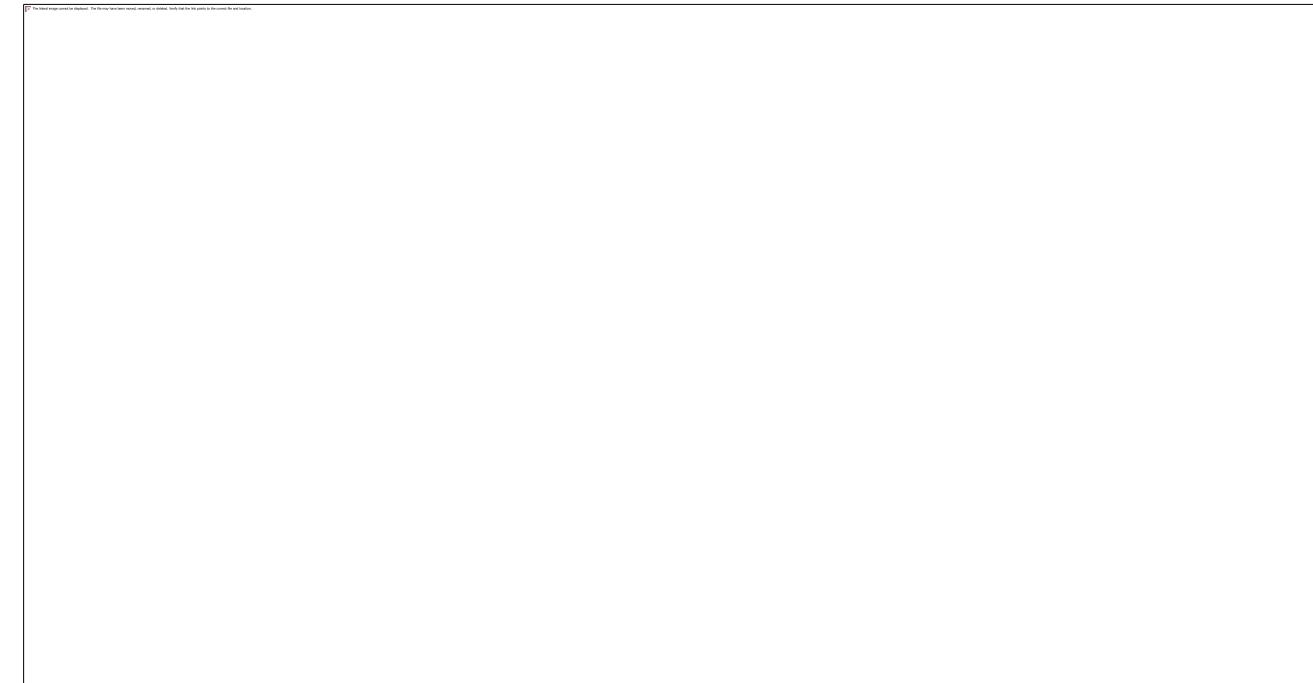
Internal inspection reveals entrance hall, guest W.C, spacious lounge with an open plan kitchen/diner to the rear.

Stairs lead off the lounge where there are three good sized bedrooms & a family bathroom.

Private mature garden to the rear of the property with driveway to the fore providing off road parking.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Offered for sale with no upward chain internal viewing is highly encouraged.



# Property Specification

NO UPWARD CHAIN  
MODERN POPULAR DEVELOPMENT  
EXCELLENT LOCAL AMENITIES, SCHOOLS & TRANSPORT  
LINKS  
ENCLOSED REAR GARDEN  
DRIVEWAY

**Entrance Hall 1.98m (6'6") x 0.99m (3'3")**

**WC 1.98m (6'6") x 0.84m (2'9")**

**Lounge 4.76m (15'8") max x 4.42m (14'6")**

**Kitchen/Diner 4.42m (14'6") x 2.58m (8'6")**

**Bedroom 1 4.07m (13'4") x 2.53m (8'4")**

**Bedroom 3 3.09m (10'2") x 1.82m (6')**

**Bedroom 2 3.27m (10'9") x 2.53m (8'4")**

**Bathroom 1.89m (6'2") x 1.70m (5'7")**

**Landing 2.45m (8'1") x 1.93m (6'4")**

## Agent's Note:

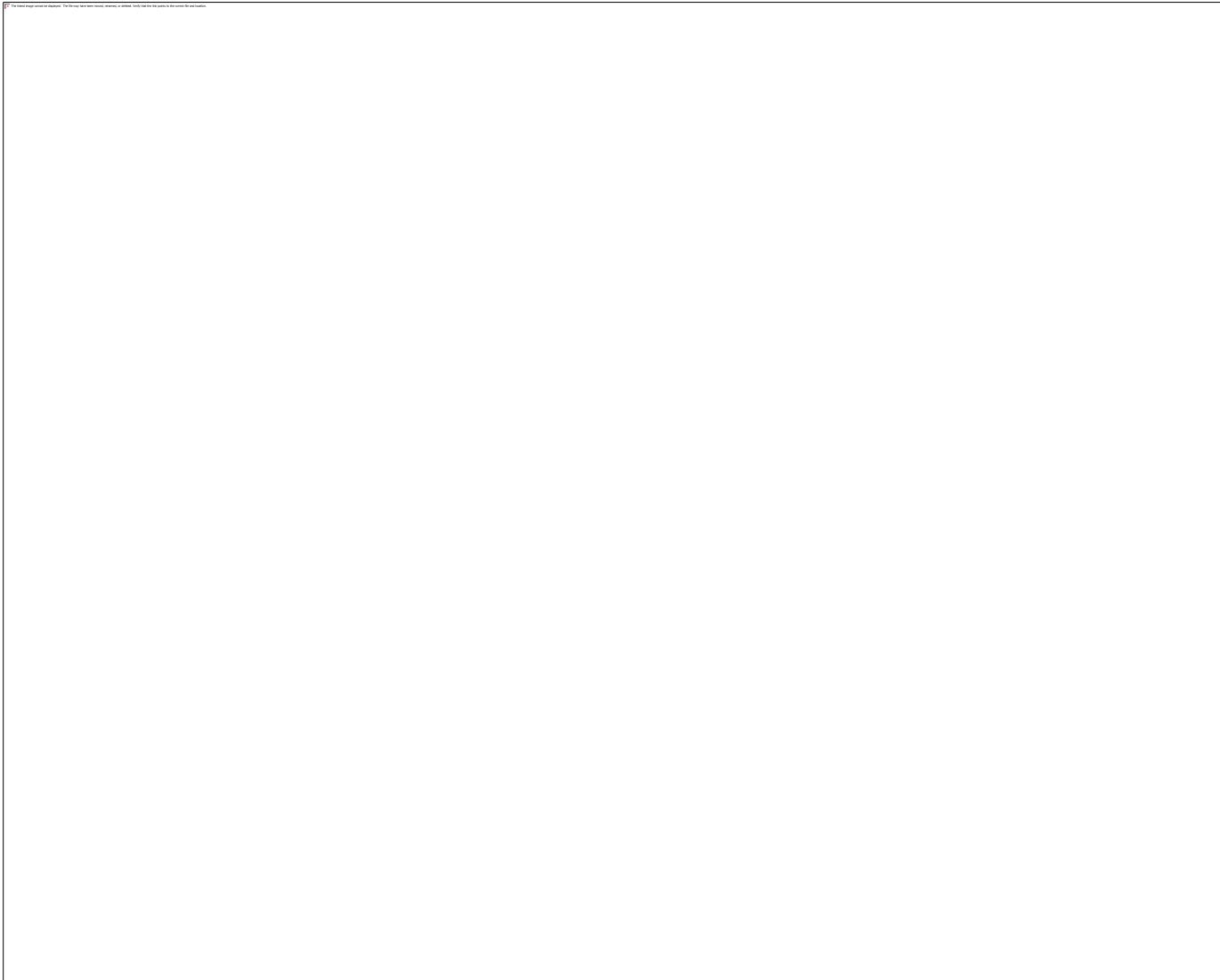
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 28th April 2021

## Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
Council tax band:  
Tenure: Leasehold 106 years remaining  
Ground Rent: £140

## Floor Plan

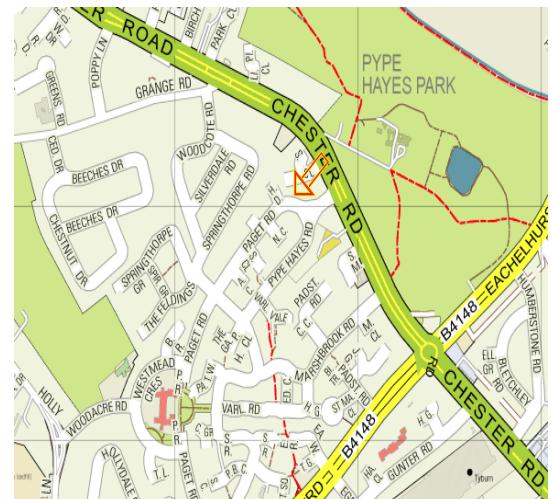
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location



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