



Plowden Road, Stechford
Birmingham, B33 9LB

Offers in Excess of £165,000

Stechford

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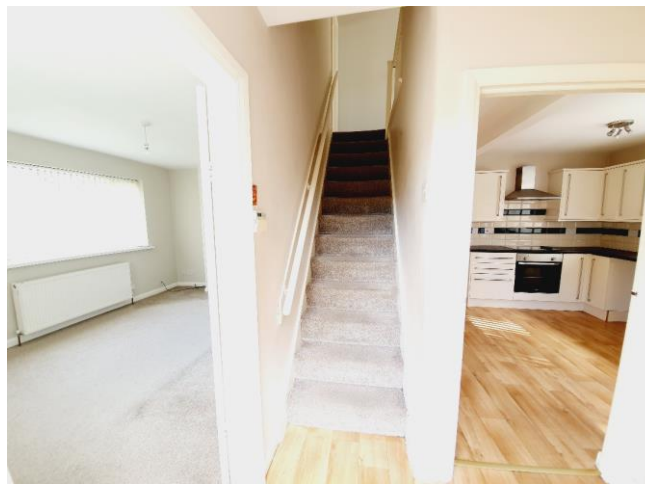
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Situated on a corner position and offering a delightful plot with extension potential (subject to regulatory approval), this impressive family home has been well-dressed both internally and externally and offers tremendous accommodation, which is a must for viewing.

The property briefly comprises entrance hallway with large family lounge off, an open plan contemporary dining kitchen to the rear, to the first floor two good size bedrooms and full bathroom suite.

To the outside is large front foregarden with south facing family garden to the rear.

Viewing is via Paul Carr Erdington and for proceedable purchasers only.





Property Specification

IMPRESSIVELY PRESENTED FAMILY HOME
OFFERED FOR SALE
WITH NO UPWARD CHAIN
BRIEFLY COMPRISES;

Hallway

Lounge

4.64m (15'3") x 3.24m (10'8")

Kitchen

4.61m (15'1") x 3.23m (10'7")

Bedroom 1

4.64m (15'3") x 3.24m (10'8")

Bedroom 2

4.27m (14') max x 2.46m (8'1")

Bathroom

Agent's Note:

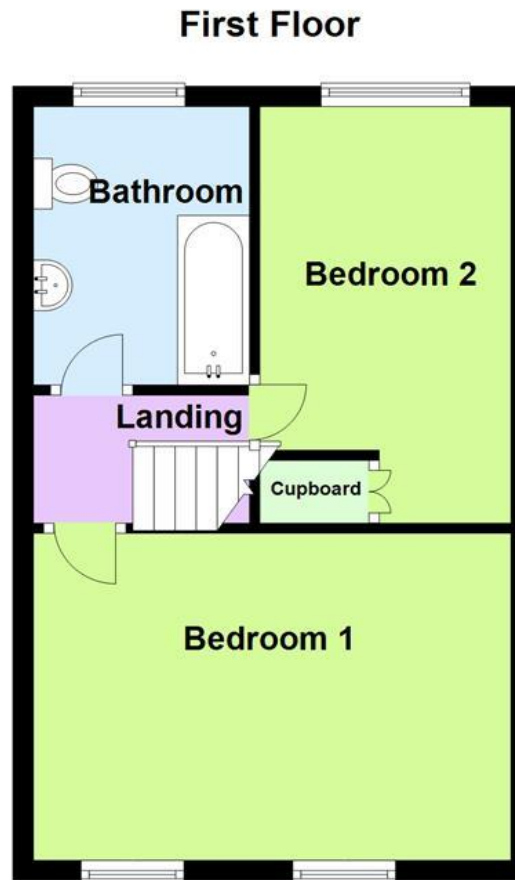
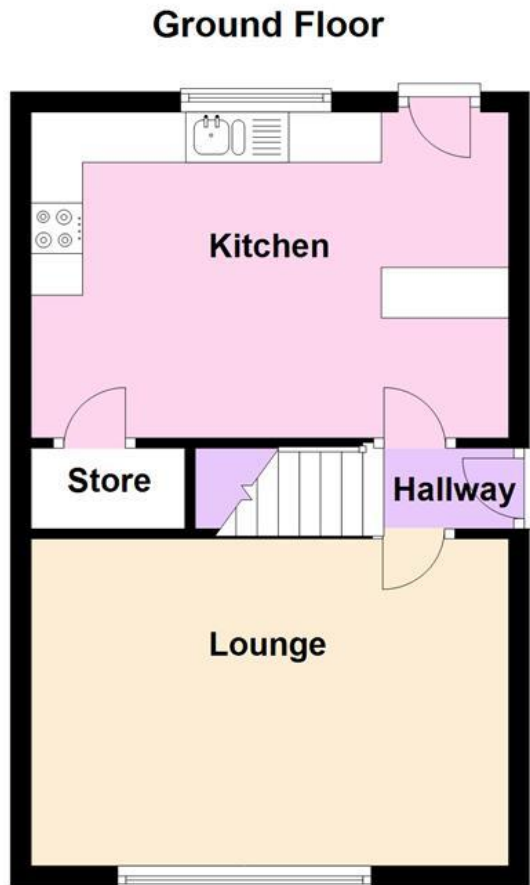
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 24th September 2021

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Map Location

