



17 Iron Way

Stirchley, Birmingham, B30 3AQ

£1,500 Per Month





Approach

This modern three bedroom semi detached property is approached via a tarmac front driveway providing off street parking for two vehicles, decorative flowerbeds to borders, pathway leading to side access gate to the rear of the property, then outside light and storm porch leads to double glazed composite front entry door opening into:

Entrance Hall

With stairs with balustrades giving rise to the first floor landing, two ceiling light points, central heating radiator, luxury Vinyl floor covering, under stairs storage area, door opening into under stairs storage cupboard and interior doors opening into:

Kitchen

8'9" x 11'7" (2.67 x 3.54)

With contemporary matching selection of cream fronted wall and base units with in-built boiler cupboard housing Ideal Logic combination boiler, one and a half drainer stainless steel sink with hot and cold mixer tap, wood effect work surface, integrated washer / dryer, integrated Bosch dishwasher, integrated Zanussi double oven, four ring burner gas hob with in-built extractor over, luxury Vinyl floor covering, feature LED under cupboard and low level lighting, integrated fridge and freezer, central heating radiator, double glazed window to the front aspect and ceiling light point.

Downstairs WC

5'10" x 4'9" (1.78 x 1.45)

Wash hand basin on pedestal, push button low flush WC, wall mounted heated chrome towel rail, tiling to splash backs, luxury Vinyl floor covering and ceiling light point.

Living/Dining Room

12'1" x 15'8" (3.7 x 4.8)

With central heating radiator, luxury Vinyl floor covering, two ceiling light points and double glazed French doors with accompanying side windows giving access and views to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, two ceiling light points, door opening into walk-in airing cupboard, central heating radiator, luxury Vinyl floor covering and doors opening into:

Bedroom One

13'1" x 14'3" (4 x 4.35)

With two double glazed windows to the front aspect, ceiling light point, central heating radiator, luxury Vinyl floor covering and double opening doors to walk-in wardrobe.

Bedroom Two

10'9" x 8'1" max (3.3 x 2.47 max)

With double glazed window to the rear aspect, ceiling light point, continued luxury Vinyl floor covering and central heating radiator.

Bathroom

6'2" x 7'1" (1.88 x 2.17)

With panel bath with glass shower screen, mains power shower over and hot and cold taps, wash hand basin on pedestal with hot and cold mixer, push button low flush WC, tiling to splash backs, luxury Vinyl floor covering, wall mounted heated chrome towel rail and ceiling light point.

Bedroom Three

7'2" max x 11'8" (2.2 max x 3.56)

With continued luxury Vinyl floor covering, double glazed window to the rear aspect, ceiling light point, door opening into walk-in storage cupboard and central heating radiator.

Rear Garden

With an initial block paved patio area including wooden access gate to the front driveway, main garden area laid with lawn with plants, trees and panel fencing to borders.





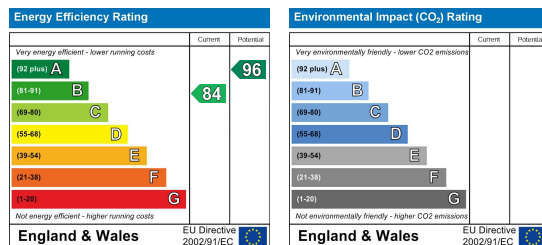
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

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Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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