



CHAMBERS  
ESTATE & LETTING AGENTS



## 49 Ownall Road, Birmingham, B34 7AJ £240,000

This well presented semi detached home briefly comprises hallway, lounge, downstairs w/c, kitchen/diner, three bedrooms (master having ensuite) and family bathroom. There is an enclosed rear garden, and driveway to the front leading to the side garage. This property is an ideal first time buyer home. Call Now to View !

## Approach

Pathway to front door.



## Bedroom One

14'1 x 8'5 (4.29m x 2.57m)

Double glazed window to front, radiator and ceiling light point.



## Hallway

Double glazed door to front, radiator and ceiling light point.

## Lounge

15'1 max x 17'2 (4.60m max x 5.23m)

Double glazed window to front, stairs to first floor accommodation, radiator and ceiling light point.



## Ensuite

Shower cubicle, low level w/c, hand wash basin, extractor, radiator and ceiling light point.



## Bedroom Two

10'1 x 8'6 (3.07m x 2.59m)

Double glazed window to rear, radiator and ceiling light point.



## Kitchen/Diner

15'0 x 9'10 (4.57m x 3.00m)

Double glazed window to rear, double glazed French doors to rear garden, wall base and drawer units, integrated gas hob with extractor over, integrated oven, sink with drainer and mixer tap, space for white goods, radiator and two ceiling light points.



## Downstairs W/C

Double glazed window to front, low level w/c, hand wash basin, radiator and ceiling light point.



## Bedroom Three

8'7 x 3'3 (2.62m x 0.99m)

Double glazed window to front, radiator and ceiling light point.

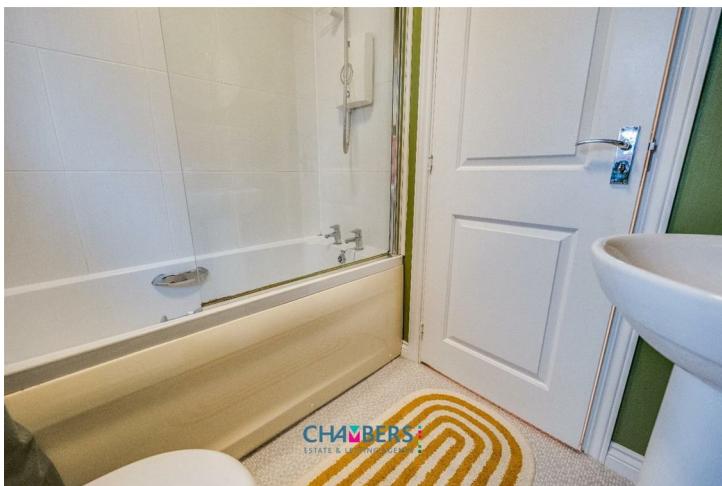


## Bathroom

Double glazed window to rear, low level w/c, hand wash basin, panel bath with shower over, radiator and ceiling light point.

## Landing

Loft access, storage cupboard and ceiling light point.



## Rear Garden

Paved patio area, mainly laid to lawn, access to garage and enclose to neighbouring boundaries.



## Garage

17'3 x 8'9 (5.26m x 2.67m)

Up and over doors, power points and ceiling light point.

## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - C

Lease years remaining approx 135 years

Annual Service Charge approx £150 per annum



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