



## **145 Station Road, Birmingham, B46 1HB**

### **Asking price £280,000**

This beautifully presented traditional semi detached would make a perfect first home!! The property has been modernised throughout and comprises, lounge, kitchen / diner, three bedrooms, bathroom, rear garden, good size driveway & rear garage. Please call us now to view on 01216795187!!



## Approach

Block paved driveway with off road parking.



## Hallway

Ceiling light point, radiator & stairs to the first floor.

## Lounge

9'11 x 11'10 max (3.02m x 3.61m max)

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



## Kitchen

15'5 x 12'3 max (4.70m x 3.73m max)

Double glazed window to the rear and double glazed french doors to the garden. Fitted kitchen with matching wall, base and drawer units, 1 1/2 stainless steel sink and drainer with mixer tap over, space for a washing machine, integrated electric hob, oven, fridge & freezer, ceiling light point and spotlights.



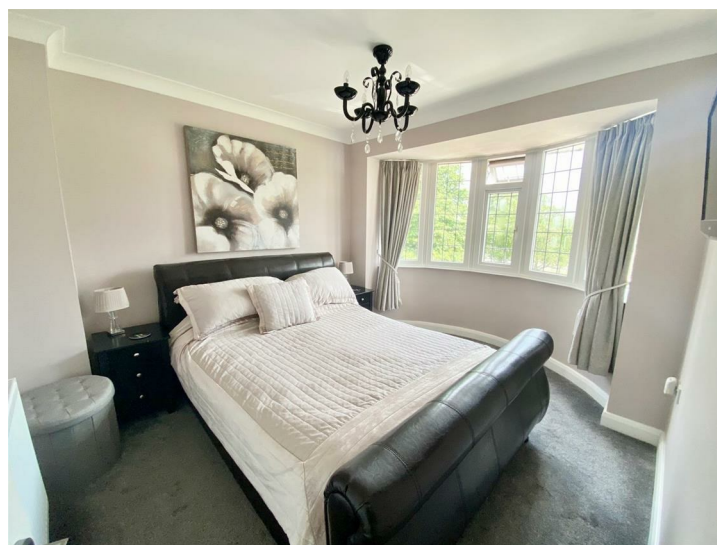
## Landing

Double glazed window to the side, ceiling light point and loft access.

## Bedroom One

9'11 x 12'05 max (3.02m x 3.78m max)

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



## Bedroom Two

12'10 x 9'11 (3.91m x 3.02m )

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





### Bedroom Three

6'7 x 5'3 (2.01m x 1.60m )

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



### Bathroom

Double glazed bow window to the front, 'P' shaped bath with shower over, vanity hand wash basin, low flush w.c, radiator and tiled walls and floor.



### Rear Garden

Laid to lawn with paved patio area. Gated access to the side, enclosed by fencing and door to the rear garage.



### Further Information

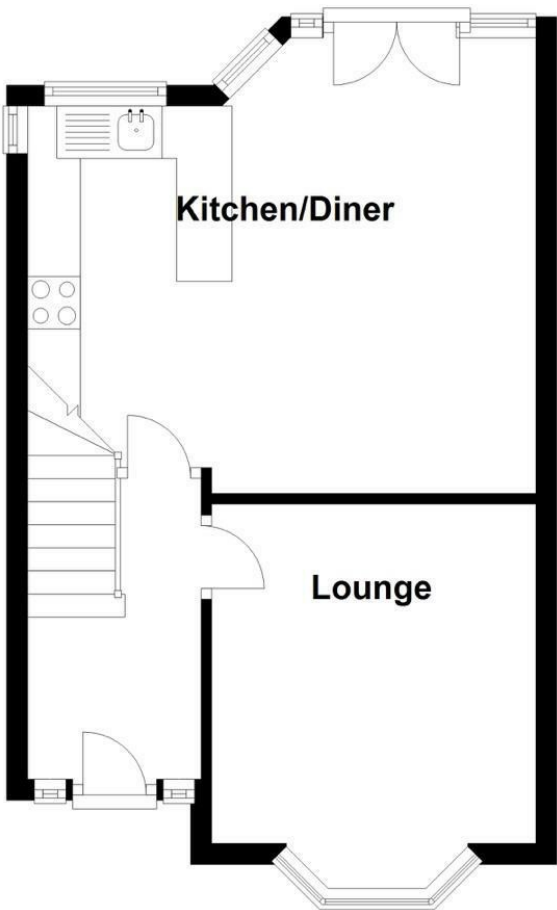
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers 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 C  
EPC Rating - D

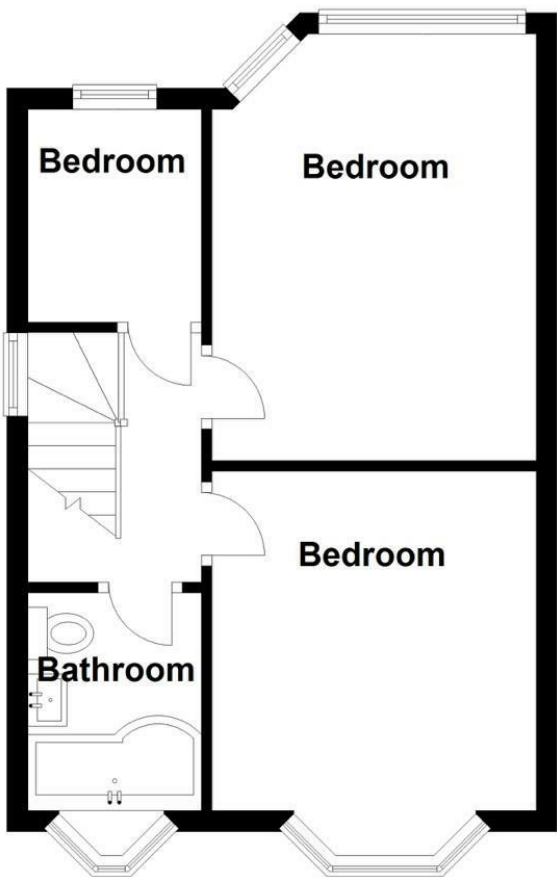
Ground Floor

Approx. 34.9 sq. metres (375.2 sq. feet)

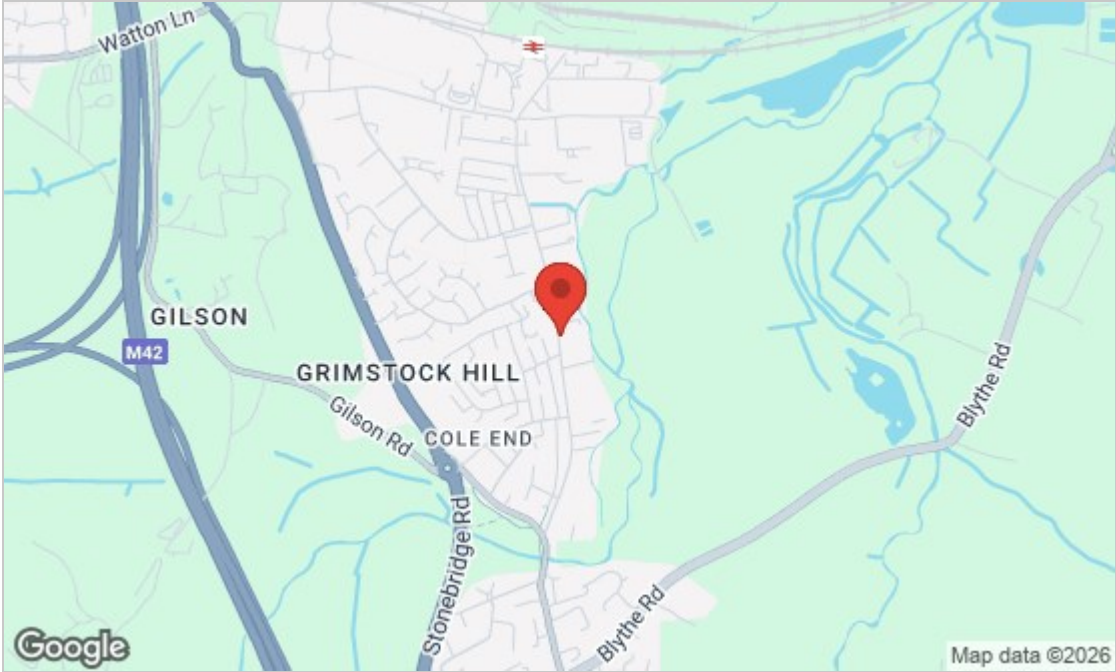




First Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



Total area: approx. 69.3 sq. metres (745.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		63	89
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO2 emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

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