



Offers Over £100,000

Lime Tree Cottages, Rear of 19 Malthouse Lane, Washwood Heath, Birmingham, B8 1SR

**** CASH BUYERS ONLY ** IN NEED OF WORK ** PROJECT PROPERTY ****

This semi-detached property is hidden behind Malthouse Lane properties via a walkway through from Malthouse Lane. The property itself consists of TWO RECEPTION ROOMS, kitchen, DOWNSTAIRS BATHROOM and a rear garden to the ground floor. To the first floor there are TWO DOUBLE BEDROOMS. To the basement there is a CELLAR. Energy Efficiency Rating:- D

Approach

The property is accessed via Malthouse Lane and an alley way with a plaque over stating Lime Cottages. The property is accessed via the walkway, as it leads to four houses all hidden behind the front houses on Malthouse Lane. There is a walkway to the front of all these properties that allow each other access. The property is accessed via the pathway to the side of the property and a UPVC door also to the side of the property leading to:-

Entrance Hallway

Stairs rising to the first floor landing area, with doors and openings to:-

Reception Room One

12'6" x 11'10" (3.81m x 3.61m)

Double glazed bow window to the front, panelling to the ceiling.

Reception Room Two

9'8" x 8'10" (2.95m x 2.69m)

Double glazed window to the rear, under stairs storage area leading to the staircase down to the cellar area.

Kitchen

9'4" x 6'1" (2.84m x 1.85m)

Stainless steel effect sink and drainer unit with a mixer tap over, and a double glazed window to the side. Opening to the rear into:-

Inner Vestibule

Wall mounted boiler, UPVC door to the side allowing access to/from the rear garden area. Internal door to the rear into:-

Bathroom

6'2" x 5'9" (1.88m x 1.75m)

Suite comprised of a panelled bath with a mixer tap shower over, low flush WC and a pedestal wash hand basin. Tile effect flooring and a double glazed window to the side.

FIRST FLOOR

Landing

Doors to:-

Bedroom One

12'5" x 11'10" (3.78m x 3.61m)

Double glazed window to the front, storage cupboard built in over the stairs with a loft access hatch area.

Bedroom Two

12'4" x 9'8" (3.76m x 2.95m)

Double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area leading to a garden laid mainly to lawn with mature trees inset. Mixture of wall, fence and open boundaries.

DISCLAIMER

SERVICES

We understand that the following mains services are available - gas, electricity, water and drainage.

Appliances - We have not been able to



verify the item working due to utilities being switched off.

DISCLAIMER

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

