



£254,000

Stotfold Road, Birmingham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

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# Step Inside

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## Key Features

- Driveway- Off Road Parking
- Close to local shops
- Through Lounge
- Three Bedroom Family home
- Rear Garden
- No upward chain

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this well-presented three-bedroom Semi-Detached property in this popular location close to local shops and amenities. This property comprises of a Through Lounge, Kitchen, Utility Room, Three Bedrooms, Bathroom, Off Road Parking and Rear Garden. Viewings highly recommended!

## Main Particulars

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RENTAL FIGURE £1000PCM

PROPERTY LOCATION

Stotfold Road, Maypole is situated five miles south of the city centre. This property benefits from being within proximity of local shops and amenities and benefiting from easy access to Motorway Links and a local bus service travelling in and out of the city centre.

Full Details:

Ground Floor Accommodation:

- The property is situated in a popular road and set back from the road behind a paved driveway providing off road parking.
- Through Lounge with double glazed window to front aspect, UPVC doors opening out onto rear garden.
- Kitchen is fitted with a range of base cupboards and drawer units with work surface over, matching wall mounted cabinets, sink and drainer unit with mixer tap, integrated cooker and space for further white goods.
- Utility room with downstairs W.C.

First Floor Accommodation:

- Three Bedrooms to the first floor with double glazed windows and central heating radiators.
- Shower Room comprising of a W.C, Pedestal wash hand basin and bath with shower over.

Outside:

A good size rear garden with paved patio area, garden laid to lawn with herbeaceous border to side and timber fencing.

Tenure:

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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