



IHF PROPERTY

St. Dominics Road, Birmingham **Offers Over £245,000**

3 bedroom terraced house for sale | Freehold

Amazing end terrace property with large garden area. Property has ample parking both in front of the property and via the side garden entrance. Property has been recently refurbished with all brand new double glazing. Property comprises of a large open lounge/diner, storage room, three bedrooms. The property is close to amnesties and has amazing transport links. This property is a must see!

Council Tax Band: B
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

Access

Approach
Off road parking to front.

Landing

Landing
Double glazed window to side, loft access, ceiling light point and storage cupboard housing boiler.

Lounge/diner

w: 8.99m x l: 3.23m (w: 29' 6" x l: 10' 7")
Lounge / Diner 29' 6" max x 10' 7" max narrowing to 8' 8" min (8.99m max x 3.23m max narrowing to 2.64m min)
Double glazed bay window to front, double glazed window to rear and radiator.

Kitchen

w: 4.72m x l: 2.59m (w: 15' 6" x l: 8' 6")
Kitchen 15' 6" max x 8' 6" max narrowing to 8' 4" min (4.72m max x 2.59m max narrowing to 2.54m min)
Double glazed window to rear, wall, base and drawer units, work surfaces, plumbing for washing machine, cooker point, storage cupboard, radiator and double glazed door to side.

Entrance hall

Entrance Hall
Hardwood door to front, radiator and stairs to first floor accommodation.

Dining

w: 3.23m x l: 8.99m (w: 10' 7" x l: 29' 6")
Lounge / Diner 29' 6" max x 10' 7" max narrowing to 8' 8" min (8.99m max x 3.23m max narrowing to 2.64m min)
Double glazed bay window to front, double glazed window to rear and radiator.

Bedroom 1

w: 2.97m x l: 4.34m (w: 9' 9" x l: 14' 3")
Bedroom One 14' 3" max x 9' 9" (4.34m max x 2.97m)
Double glazed window to front, ceiling light point and radiator.

Bedroom 2

w: 3.56m x l: 2.97m (w: 11' 8" x l: 9' 9")
Bedroom Two 9' 9" x 11' 8" max (2.97m x 3.56m max)
Double glazed window, ceiling light point and radiator.

Bedroom 3

w: 3.15m x l: 2.18m (w: 10' 4" x l: 7' 2")
Bedroom Three 7' 2" x 10' 4" (2.18m x 3.15m)
Double glazed window to front, ceiling light point and radiator.

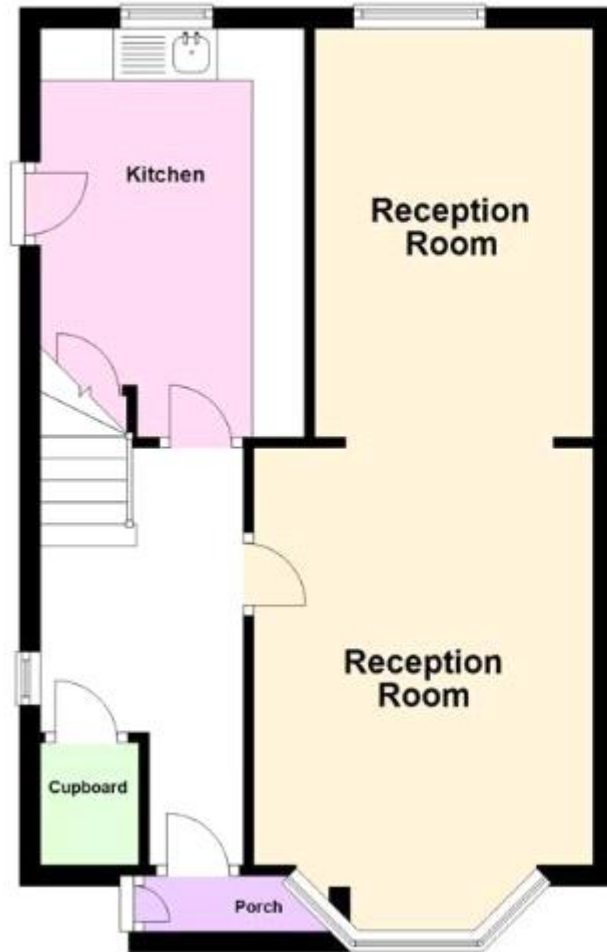
Bathroom

Bathroom
Obscure double glazed window to rear, bath with shower over, hand wash basin, low level wc, ceiling light point and radiator.

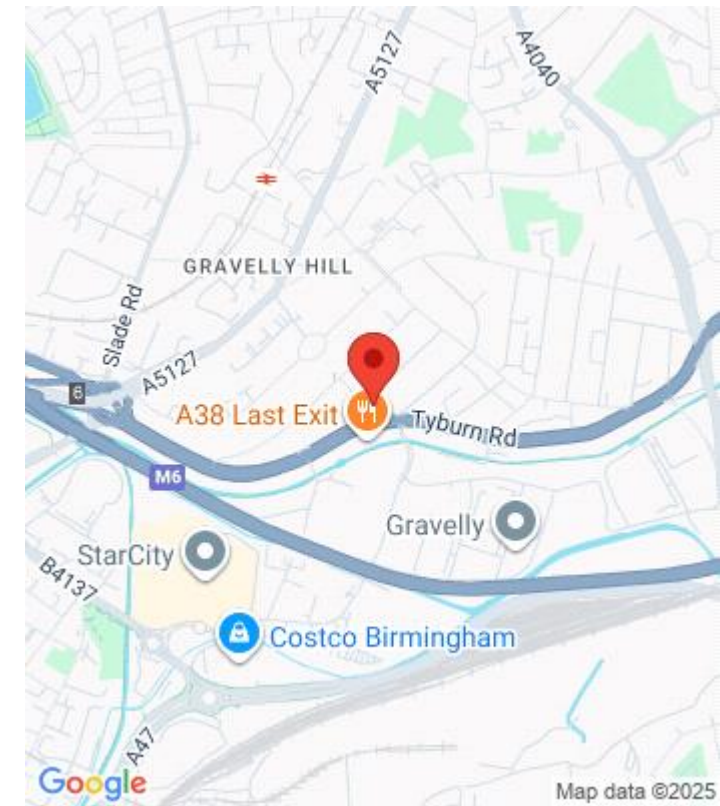


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
IHF Property

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