

DRAKES

ESTATE AGENTS



Westfield Avenue, Birmingham, B14 4PN

£220,000

- A Semi-Detached Property
- Three Bedrooms
- Through Lounge Diner
- Kitchen
- Side Passage
- Lean-To/Utility Area
- Bathroom
- Surprisingly Large Rear Garden
- Requires Some Modernisation
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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Through Lounge/Diner Dual Aspect - 7.24m x 3.02m (23'9" x 9'11") into bays

Kitchen to rear - 2.46m x 1.63m (8'1" x 5'4")

Bedroom One to front - 3.86m x 2.64m (12'8" x 8'8") into bay

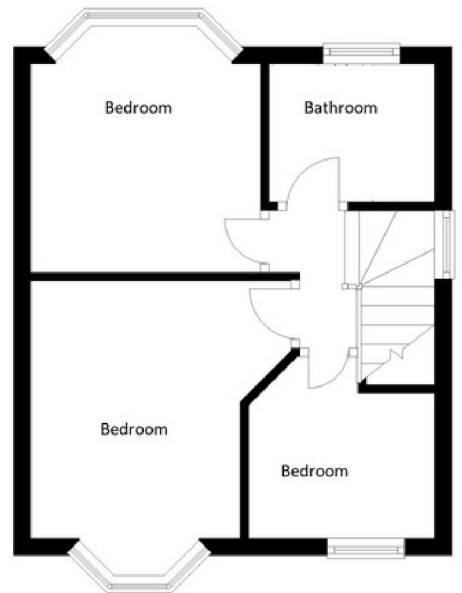
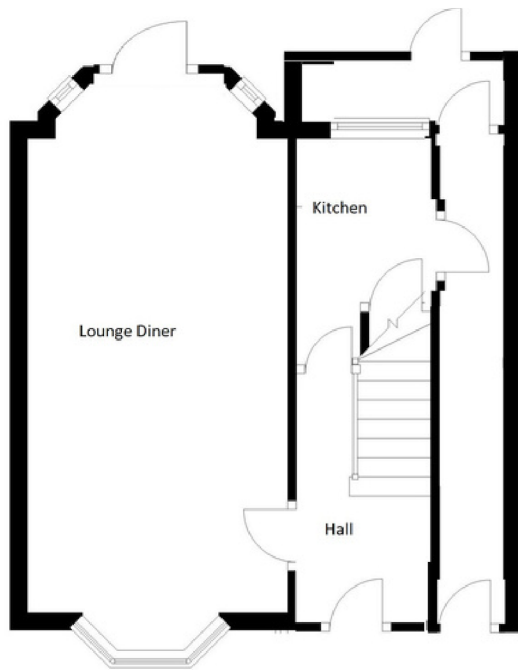
Bedroom Two to rear - 3.4m x 2.64m (11'2" x 8'8") into bay

Bedroom Three to front - 1.75m x 2.08m (5'9" x 6'10")

Bathroom to rear - 2.03m x 1.68m (6'8" x 5'6")

A semi-detached property requiring some modernisation which located in a quiet cul-de-sac and is offered with no upward chain with accommodation comprising in brief of reception hall, through lounge diner, kitchen, lean-to/utility, three bedrooms, bathroom and an impressive rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



COUNCIL TAX BAND: Band B
 EPC Rating: E
 Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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