

**35 Abbeyfield Road, Birmingham, B23 5LN**

**£210,000**

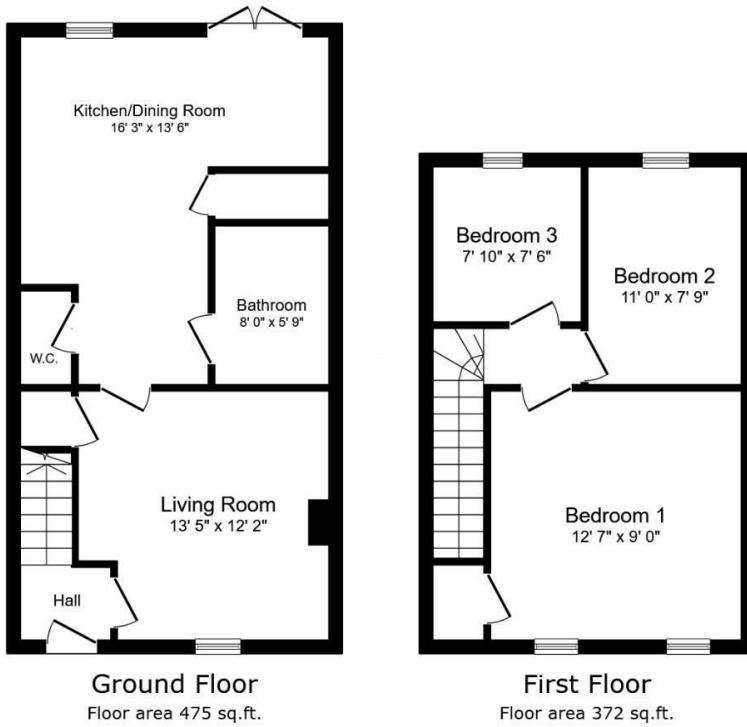
**Property Images**



## Property Images



## Floorplan



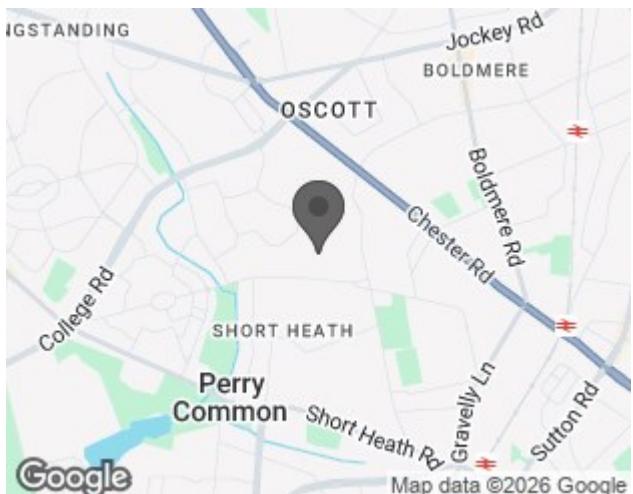
Total floor area: 847 sq.ft.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 87        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Receptions: 0 Tenure: Freehold

## Summary

Conveniently located, just off Witton Lodge Road and very accessible for local schools, shops, bus and train services, this well maintained, and spaciously extended, traditional freehold terraced home has gas central heating, double glazing and is offered with no chain, briefly comprising;

Covered porch, hall, living room with feature fireplace and understairs cupboard, extended kitchen/family room with oven, hob and pantry store, downstairs refitted white family bathroom with separate WC, 3 first floor bedrooms, bedroom 1 with wardrobe.

Outside, front block paved drive approach, rear garden with patio, lawn, fenced surround and rear gated access.

## Features

- Well maintained traditional terrace • 3 bedrooms • Attractive living room • Extended fitted kitchen/family room • Refitted downstairs bathroom • Gas central heating and double glazing • No chain • Council Tax Band B