

# HUNTERS®

HERE TO GET *you* THERE

22 Douay Road, Birmingham, B24 0BG

£350,000

Property Images



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## Property Images



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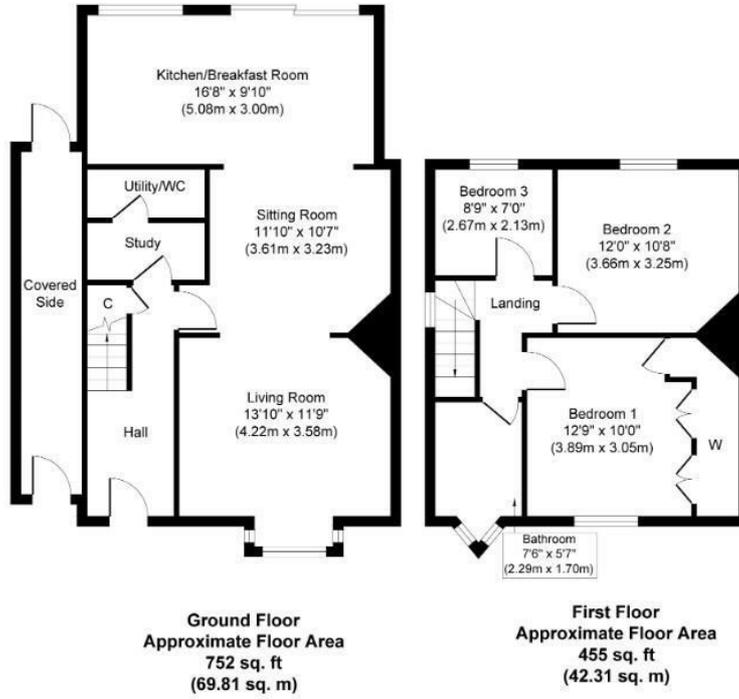
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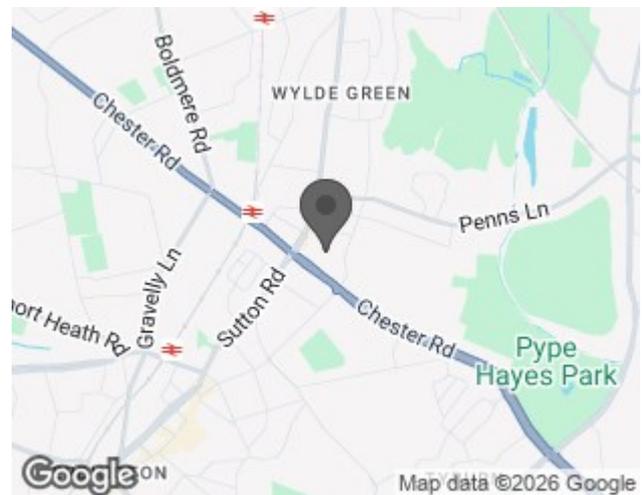


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	70
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Summary

Superbly located, just off either Birmingham Road or Orphanage Road, convenient for Wylde Green shops and bus services, local schools and Chester Road railway station, this excellent, extended and well-maintained freehold traditional semi-detached home simply must be viewed. The gas centrally heated and double-glazed accommodation briefly comprises;

Spacious hall with understairs cupboard, stairway leading to guests' cloaks/utility with gas combi boiler and white suite, living room with feature corner fireplace leading to sitting room with wood burner and opening to kitchen/breakfast room with oven/hob, fridge, freezer and covered side. First floor, three first floor bedrooms, boarded loft and a refitted bathroom with separate shower. Outside, front wide tarmac driveway, EV charger, good sized rear garden enjoying southerly aspect, rear vehicle access and cabin with power.

## Features

- Superb extended semi • 3 bedrooms • 2 reception rooms • Refitted kitchen/breakfast • Garden room/cabin • Rear vehicle access • Utility/guests cloaks • Study • Good sized gardens • Council Tax Band C