



**207 Flaxley Road, Stechford, Birmingham
B33 9HL**

Price Guide £189,950

- Offering Enormous Scope for Enlargement (STPP)
- Three Bedrooms
- Two Reception Rooms

- Gas Central Heating
- Off Road Parking
- No Chain
- Energy Efficiency Rating - D

0121 709 3300

207 Flaxley Road, Stechford, Birmingham B33 9HL

207 Flaxley Road is a traditional semi detached property in need of modernisation whilst offering fabulous scope for enlargement (STPP) being situated within walking distance to popular shops and amenities. Set behind a gated driveway benefiting from off road parking with a lovely mature rear garden that is a particular feature of this property. The accommodation briefly affords:- entrance hallway, two reception rooms, kitchen, lean to, three bedrooms, family bathroom, separate wc & mature rear garden. No Chain

APPROACH

Via a paved driveway enabling off-road parking leading to an enclosed UPVC double glazed storm porch entrance with a stained glass door to: –

ENTRANCE HALL

Single panel radiator, ceiling light point, stairs rising to first floor landing, under stairs cupboard, doors to reception one, reception two and kitchen.

RECEPTION ONE (FRONT)

13' 1" (4M) X 11' 2" (3.4M)

Single panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

RECEPTION TWO (REAR)

12' 6" (3.8M) X 11' 2" (3.4M)

Wall mounted gas fire, single panel radiator, ceiling light point, UPVC double glazed French doors to the rear garden.

KITCHEN

9' 10" (3M) X 6' 7" (2M)

A range of walls and base units with roll top work surfaces, provision for a gas cooker, stainless steel single drainer sink unit, window and door to lean to.

LEAN TO

Door to outside W/C, door to rear garden.



FIRST FLOOR LANDING

Obscure UPVC double glazed window to the side aspect, loft access with pull-down ladders, doors leading to bedroom one, bedroom two, bedroom three, bathroom and separate W/C.

BEDROOM ONE (FRONT)

13' 9" (4.2M) X 10' 10" (3.3M)

Single panel radiator, ceiling light point, UPVC double glazed bay window to front aspect.

BEDROOM TWO (REAR)

12' 2" (3.7M) X 10' 6" (3.2M)

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT)

7' 10" (2.4M) X 6' 7" (2M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BATHROOM

Freestanding cast iron bath, pedestal hand wash basin, tiling to splash prone areas, cupboard concealing Worcester combi boiler, obscure UPVC double glazed window to the rear aspect.

SEPARATE WC

Low level flush WC, obscure window to the side aspect.

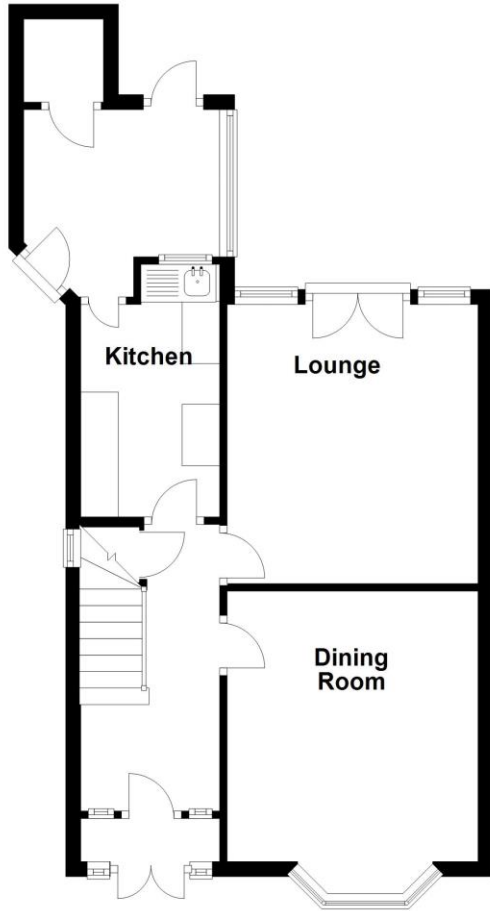
REAR GARDEN

Paved patio leading to a mainly laid to lawn garden with well-stocked borders and wood fence panel perimeter. The property enjoys a rear vehicle right-of-way leading to Flaxley Road.



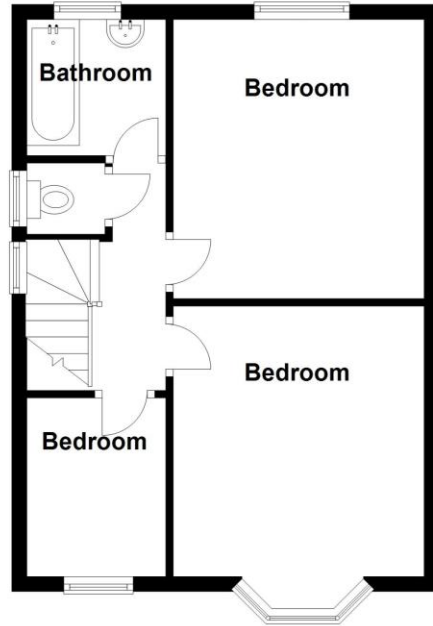
Ground Floor

Approx. 47.2 sq. metres (508.4 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



Total area: approx. 86.7 sq. metres (933.4 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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