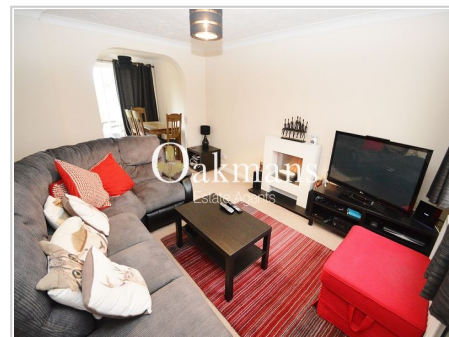


132 Staple Lodge Road  
Birmingham  
West Midlands.  
B31 3DL

£199,995



- Viewing Essential
- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Ensuite
- Family Bathroom
- Garage

Ref: PRA12255

Viewing Instructions: Strictly By Appointment Only

## General Description

\*\*\* Viewing Essential \*\*\* A well presented detached property briefly comprising of entrance hallway, lounge, dining room, kitchen, three bedrooms, ensuite, family bathroom, garage and rear garden. The property also benefits from double glazing and central heating (both where specified).

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## Accommodation

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### Approach

Via driveway with door leading into;

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### Entrance Porch

carpet as laid, central heating radiator, double glazed window to side elevation, door leading into;

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### Lounge (14' 00" x 11' 00" ) or (4.27m x 3.35m)

Double glazed window to front elevation, central heating radiator, carpet as laid, stairs to first floor accommodation, opening into;

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### Dining Room (8' 01" x 8' 00" ) or (2.46m x 2.44m)

UPVC patio doors to rear garden, carpet as laid, door leading into;

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### Kitchen (10' 0" x 9' 0") or (3.05m x 2.74m)

A range of wall and base units with roll top surfaces, stainless steel sink and drainer with mixer tap over, vinyl floor coverings, double glazed window to rear elevation, double glazed door to rear garden, five ring gas hob with extractor over, tiling to splash prone areas.

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### Landing

carpet as laid, access to loft, storage cupboard, doors leading into;

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### Bedroom 1

11' (max) 9' (min) x 10'

Double glazed window to front elevation, central heating radiator, carpet as laid, door leading into;

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## En Suite

8' (into shower cubicle) x 3'

Obscure double glazed window to side elevation, low level WC, wash hand basin, walk in shower cubicle, heated towel rail, vinyl floor coverings, extractor fan.

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## Bedroom 2 (11' 00" x 9' 00" ) or (3.35m x 2.74m)

Double glazed window to rear elevation, central heating radiator, fitted wardrobes, carpet as laid.

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## Bedroom 3 (8' 00" x 7' 00" ) or (2.44m x 2.13m)

Double glazed window to front elevation, central heating radiator, carpet as laid.

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## Bathroom (6' 00" x 5' 00" ) or (1.83m x 1.52m)

Obscure double glazed window to rear elevation, low level WC, panelled bath, heated towel rail, vinyl floor coverings.

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## Rear Garden

Paved patio area, mainly laid to lawn, fenced borders.

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## Services

EPC Rating:52

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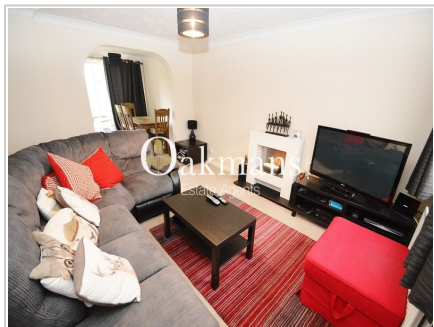
## Tenure

We are informed that the tenure is Not Specified

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*