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for sale

**£290,000**



# Mill Burn Way Birmingham B9 4PH

THREE BEDROOM BUNGALOW nestled in a quiet cul-de-sac. Property consists of 3 double bedrooms, kitchen, living room, lounge, family bathroom, ensuite off master bedroom and conservatory. A fantastic opportunity to purchase a beautiful 3 bedroom, 2 reception bungalow.

# Mill Burn Way Birmingham B9 4PH

## Ground Floor

Double doors to entrance porch, with ceiling, access to roof space, two single panel radiators, doors to dining room and reception hall.

## Living Room

13' 4" x 12' ( 4.06m x 3.66m )

Ceiling light, single panel radiator, laminate flooring and sliding patio doors to the conservatory.

## Upvc Conservatory

8' 4" x 6' 7" ( 2.54m x 2.01m )

Two wall lights, door to low maintenance garden.

## Fitted Kitchen

8' 10" x 14' ( 2.69m x 4.27m )

A modern kitchen with some built in appliances. Two side facing windows. One and a half bowl sink unit, range of wall and floor mounted units. Built in oven with cupboards above and below, built in gas hob with stainless steel cooker hood and splash back, space for dish washer washing machine and space for fridge freezer. Two ceiling lights,wall mounted boiler, part ceramic tiled walls, radiator, laminate flooring,

## Master Bedroom

Side facing double glazed window. Ceiling light, single panel radiator, built in wardrobes with hanging rails and shelving, door to ensuite.

## Ensuite

Rear facing double glazed window. Walk in shower cubicle with waterfall shower head, low level wc, vanity sink unit with cupboards below. Ceiling light, full ceramic tiled walls, shaver socket point, radiator. extractor fan.

## Bedroom Two

12' 2" x 8' ( 3.71m x 2.44m )

Rear facing double glazed window. Ceiling light, single panel radiator, Tv aerial point.

## Bedroom Three

10' 3" x 8' 4" ( 3.12m x 2.54m )

Side facing double glazed windows. Ceiling light, single panel radiator, wardrobes.

## Bathroom

Rear facing double glazed window. Corner bath with shower over, low level wc, wash hand basin. Ceiling light, full ceramic tiled walls, shaver socket point, wall mounted extractor, doors to storage cupboard.



## Outside

To the front of the property there is a driveway leading to a garage and gated side access with lighting.

To the rear of the property there is a low maintenance garden with out house.

## Garage

Up and over door to garage with power, light and electric car charging point.
















## Floor Plan

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

To view this property please contact Connells on

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Property Ref: DIG114050 - 0003

Tenure:Freehold  EPC Rating: C

Council Tax Band: B

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