



PAM ESTATES LTD

187 Rookery Rd, Handsworth,
Birmingham, B21 9QZ

0121 554 9990

SISKEN DRIVE, BALSALL HEATH, WEST MIDLANDS, B12 9LW

£220,000



- ENTRANCE HALLWAY
- LOUNGE
- DINING ROOM
- KITCHEN
- 3 BEDROOMS
- FIRST FLOOR BATHROOM
- SIDE GARAGE / ROOM CONVERSION
- DOUBLE GLAZING
- CENTRAL HEATING
- FRONT & REAR GARDEN

Pam Estates Ltd offer this 3 bedroom family home for sale on Sisken Drive, located in one of the most sought after areas within Balsall Heath. Close to local amenities including local shops, schools and bus routes to Birmingham

Approach: Being mainly laid to lawn with driveway & garage to side (Room conversion).

Entrance Hallway: Having stairs to first floor landing, boxed gas & electric meter access points, timber hardwood external front door, ceiling light point, frosted glass upvc window to side, doors leading off to:

Lounge: 14'5" into bay x 11'9" (4.41m x 3.62m): Having a UPVC double glazed bay window to front aspect, ceiling light point, double panel central heating radiator, gas fire, laminate flooring.

Kitchen / DINER: 14'9" x 10'2" (4.54m x 3.10m): Fitted kitchen having a UPVC double glazed window to rear aspect, washing machine & cooker points, ceiling light point, central heating boiler.

First Floor Landing: Having loft access, ceiling light point, Doors leading to:

Bedroom One: 12'5" x 8'6" (3.81m x 2.62m) having double glazed window to front aspect, central heating radiator, ceiling light point, carpet.

Bedroom Two: 9'1" x 6'9" (2.77m x 2.10m) having double glazed window to rear aspect, central heating radiator, ceiling light point, carpet.

Bedroom Three: 8'5" x 12'3" (2.59m x 3.74m) having double glazed window to front aspect, central heating radiator, ceiling light point, carpet.

First Floor Family Bathroom: 6'5" x 6'14" (1.98m x 1.87m) Having a frosted glass double glazed window to rear aspect, panelled bath, wall to floor ceramic tiles, hand wash basin, low level w.c.

Rear Garden: Garden being mainly laid to lawn.

For further information and viewings strictly through sole agents Pam Estates Ltd.

Misdescriptions Act

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Pam Estates Ltd. has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Pam Estates Ltd. has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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