

emma's

P R O P E R T I E S



346 Lanchester Way, Birmingham, B36 9LU
Offers in the region of £190,000



Emma's Properties are pleased to offer this well-presented three-bedroom home, located in a popular residential area with convenient access to local amenities and transport links.

The property offers spacious living, including a bright large living area, a new modern fitted kitchen with dining space, three well-proportioned bedrooms, and a newly fitted modern bathroom.

This property requires no further work and is ready to move straight into. It also benefits from a new Energy Performance Certificate (EPC), Gas Safety Certificate, and Electrical Safety Certificate, providing additional peace of mind for prospective buyers.

Externally, the property benefits from a private rear garden and off-road parking, providing useful outdoor space and convenience.

The property is ideally situated close to local shops, schools, and everyday amenities, with excellent transport links nearby. The property sits within the



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