

for sale

offers over **£300,000** Freehold



Waldrons Moor BIRMINGHAM B14 6RS

A well-presented three-bedroom semi-detached family home situated in the sought-after residential location of Waldrons Moor, Birmingham.

Conveniently located close to local shops, supermarkets, schools and parks, the property also enjoys good access to Kings Heath, Yardley Wood

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- Energy Rating: D
- Three-bedroom semi-detached home
- Spacious family accommodation
- Lounge and fitted kitchen
- Family bathroom

Property Details

Hall

- Radiator
- Stairs

Cloakroom Toilet

- Radiator
- Basin
- Toilet
- Extractor Fan
- Tiled Floor

Lounge 15' 2" x 10' 9" (4.62m x 3.28m)

- Double Glazed Window to Front
- Radiator
- Laminate Floor

Dining Room 11' 9" x 9' 8" (3.58m x 2.95m)

- Double Glazed Window to Rear
- Radiator
- Laminate Flooring

Kitchen 14' 10" x 11' 5" (4.52m x 3.48m)

- Double Glazed Window x 2 to Rear
- Wall & Base Units
- Sink
- Gas hob & Oven
- Plumbing Connections
- Tiled Floor
- Radiator

Landing

- Loft Access

Bedroom One 11' 8" x 9' 9" (3.56m x 2.97m)

- Double Glazed Window to Rear
- Radiator
- Laminate Floor

Bedroom Two 12' x 7' 8" (3.66m x 2.34m)

- Double Glazed Window to rear
- Radiator
- Fitted Wardrobe
- Laminate Flooring

Bedroom Three 11' 9" x 7' 4" (3.58m x 2.24m)

- Double Glazed Window to rear
- Radiator
- Laminate Flooring

Dressing Room 10' 7" x 7' 8" (3.23m x 2.34m)

- Double Glazed Window to rear
- Radiator
- Laminate Flooring

Bathroom

- Double Glazed Window to front
- Radiator
- Toilet
- Basin
- Shower
- Extractor Fan
- Boiler
- Tiled area

Rear Garden

- Patio
- Lawn
- Fenced area

Vendor Additional Notes:

- 20 years warranty of flooring
- 4 years Hob
- 1 year exhaust hood





Ground Floor

First Floor

Total floor area 96.3 m² (1,037 sq.ft.) approx

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). Powered by www.propertybox.io



To view this property please contact Connells on

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Property Ref: KTH311174 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: B

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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