

# ENGLANDS



363 Alwold Road

Weoley Castle, Birmingham, B29 5TN

£215,000





## PROPERTY DESCRIPTION

A conveniently located, three bedroom terrace property having the benefits of living room, ground floor WC, kitchen/diner, three bedrooms, shower room, driveway and rear garden. Double glazing and central heating as specified.

The property is situated on Alwold Road between Corisande Road/Weoley Avenue and Bottetourt Road/Castle Road. It is readily accessible to the Queen Elizabeth Medical Centre, Birmingham University, Selly Oak train station, good local amenities at Harborne and Selly Oak centres plus local retail parks Selly Oak Battery Park and Selly Oak retail park. Regular transport services also run through Selly Oak and Harborne to further comprehensive City Centre leisure, entertainment and shopping facilities.

An internal inspection is essential and recommended to fully appreciate the accommodation which comprises in more detail:





The property is set back from the road via a paved driveway, providing off road parking, and steps leading to entrance door.  
Shared side passageway allows access to the rear garden.

Entrance door leads into:

## HALLWAY

Having ceiling light point and stairs rising to first floor accommodation.

## LIVING ROOM

3.61m max x 4.23m max (11'10" max x 13'10" max)  
Having wooden style flooring, radiator, ceiling light point, UPVC double glazed window and gas fireplace.

## GROUND FLOOR WC

Having tiled flooring, low flush WC, towel rail, extractor fan, ceiling light point, hand wash basin with mixer tap over and storage underneath, and cupboard housing meters.

## KITCHEN/DINER

4.63m max x 2.78m max (15'2" max x 9'1" max)  
Having tiled flooring, two ceiling light points, a range of wall and base units with wooden worktop, Bosch five ring gas hob with extractor fan over, Tecnik electric oven, Neff microwave, integrated dishwasher, plumbing for washing machine, and Belfast sink with mixer tap over. UPVC double glazed window, partial tiling to walls, integrated fridge freezer, radiator and UPVC obscured double glazed door with side window.

## ON THE FIRST FLOOR

### LANDING

Having ceiling light point, radiator and storage cupboard with side by side stairs leading to loft space.

## LOFT SPACE

Having velux window and Glow-worm boiler.

## BEDROOM ONE REAR

2.78m max x 3.91m max (9'1" max x 12'9" max)  
Having ceiling light point, radiator and UPVC double glazed window.

## BEDROOM TWO FRONT

2.68m max x 3.25m max (8'9" max x 10'7" max)  
Having ceiling light point, radiator and UPVC double glazed window.

## BEDROOM THREE REAR

2.39m max x 2.92m max (7'10" max x 9'6" max)  
Having wooden style flooring, ceiling light point, radiator and UPVC double glazed window.

## SHOWER ROOM

Having vinyl flooring, ceiling light point, radiator, low flush WC, hand wash basin with mixer tap over with storage underneath, UPVC obscured double glazed window, extractor fan and shower cubicle with wall mounted electric shower.

## OUTSIDE

Rear garden having paved patio, steps leading to lawn and further steps leading to paved area with garden buildings.

## ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: A



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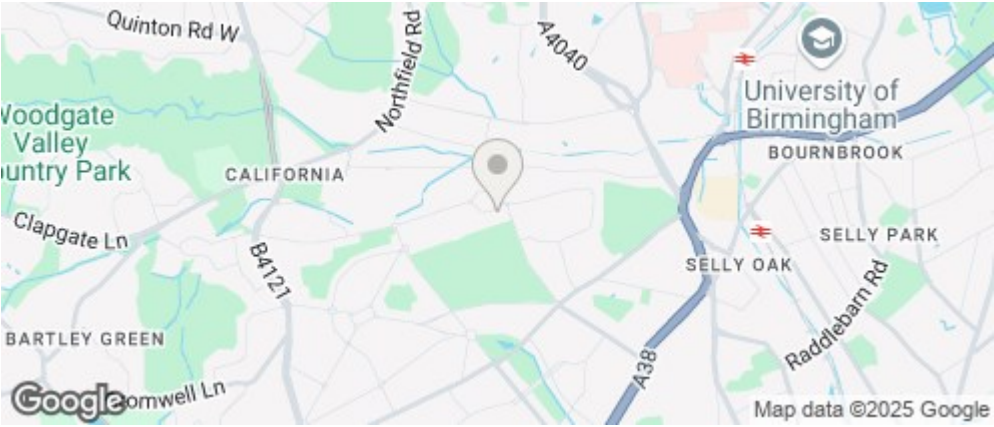




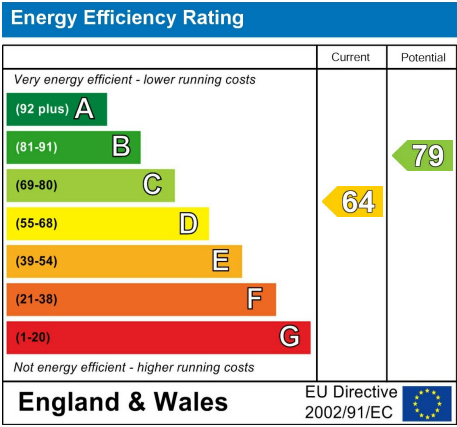
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ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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