

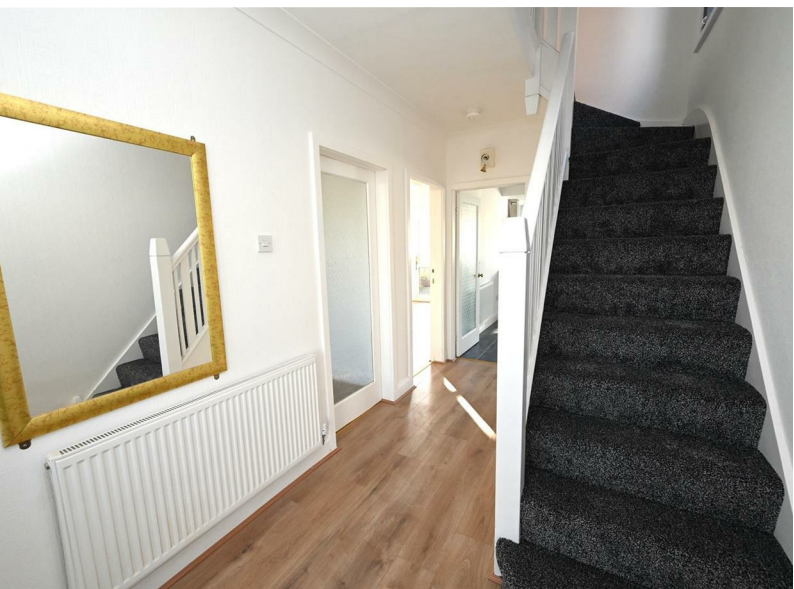
ENGLANDS



45 Wadhurst Road

Edgbaston, Birmingham, B17 8JF

£399,950





PROPERTY DESCRIPTION

Traditional-style, semi-detached property set in a popular location and benefitting from the following features: two reception rooms, extended dining kitchen, covered side area with WC, three bedrooms and family bathroom. There is a garage and driveway to the front and the property enjoys a good sized south-west facing rear garden.

This three bedroomed home is located on Wadhurst Road, Edgbaston which in turn leads off City Road and into Selsey Road, Edgbaston. The property is ideally situated for Birmingham city centre, Bearwood with its High Street and beautiful parks, and Harborne. The Queen Elizabeth Medical Centre and Midland Metropolitan Hospital are also easily accessible.

Property is set back from the road by a paved driveway, dwarf wall and lawned fore garden with step up to UPVC entrance door with double glazed side panels leading into:





PORCH

Having tiled floor, ceiling light point and glazed inner door with glazed side panels leads into:

RECEPTION HALL

Having radiator, ceiling light point, wood-style flooring, stairs rising to first floor accommodation, cupboard housing the gas meter and further walk-in storage cupboard having light and electricity meter.

FRONT RECEPTION ROOM

4.49 max into bay x 3.67 max into recess (14'8" max into bay x 12'0" max into recess)
Having UPVC double glazed bay window, two wall lights, radiator, coving to ceiling, ceiling light point and wood-style flooring.

REAR SITTING ROOM

4.82 max into bay x 3.67 max into recess (15'9" max into bay x 12'0" max into recess)
Having UPVC double glazed door and bay window overlooking the garden, ceiling light point, radiator, two wall lights, coving to ceiling and wood-style flooring.

EXTENDED DINING KITCHEN

4.55 max x 3.96 max (14'11" max x 12'11" max)
Having a range of base units, laminate work surfaces, single bowl stainless steel sink drainer, UPVC double glazed window overlooking the rear garden, integrated Belling electric oven and hob with wall-mounted extract fan above, recessed ceiling spotlights, further ceiling light point, radiator, coving to ceiling, tiled floor, useful walk-in pantry with fitted shelving and light, further appliance spaces and recessed archway with tiled base.

STAIRS RISING TO FIRST FLOOR ACCOMMODATION

LANDING

Having window overlooking the side, and ceiling light point.



BEDROOM ONE - FRONT

4.64 max into bay x 3.68 max into recess (15'2" max into bay x 12'0" max into recess)

Having a UPVC double glazed bay window overlooking the front, fitted cupboards and shelving, together with dressing table unit, radiator, coving to ceiling and ceiling light point.

BEDROOM TWO - REAR

3.74 max x 3.68 max into recess. (12'3" max x 12'0" max into recess.)

Having recessed ceiling spotlight, wall light, radiator, double glazed UPVC window overlooking the rear garden and fitted wardrobes with overhead cupboards.

BEDROOM THREE - FRONT

2.44 max x 2.12 max (8'0" max x 6'11" max)

Having UPVC double glazed window overlooking the front, radiator, ceiling light point and coving to ceiling.

BATHROOM

having panelled bath, shower cubicle with wall-mounted electric shower, pedestal wash hand basin, medium flush WC, part complementary tiling to walls, tile-effect flooring, radiator, ceiling light point, UPVC double glazed window, loft access hatch, extractor fan and airing cupboard housing the "Main" gas Combi boiler.

OUTSIDE

Door from the kitchen leaves into covered side area providing good storage, having wall light, WC, with wall light and door through to garage.

GARAGE

Single garage having side-by-side opening doors, fitted shelving and light point.

REAR GARDEN

Delightful south-west facing rear garden including paved seating area, brick-built bunker, outdoor tap, steps up to lawn having fence panels to three sides and flower borders. Shed. Beyond are the Avery sports fields, so the garden has a lovely rear aspect which is not overlooked.

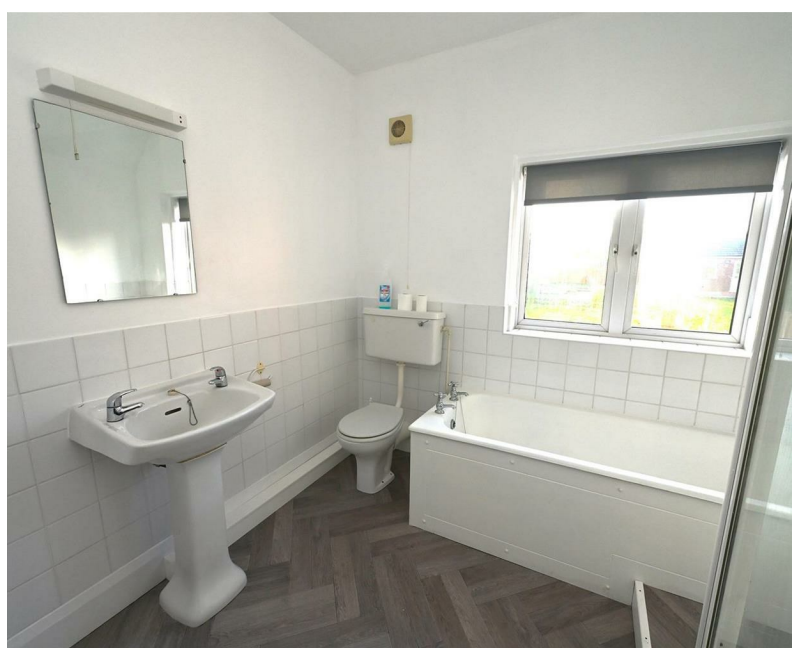
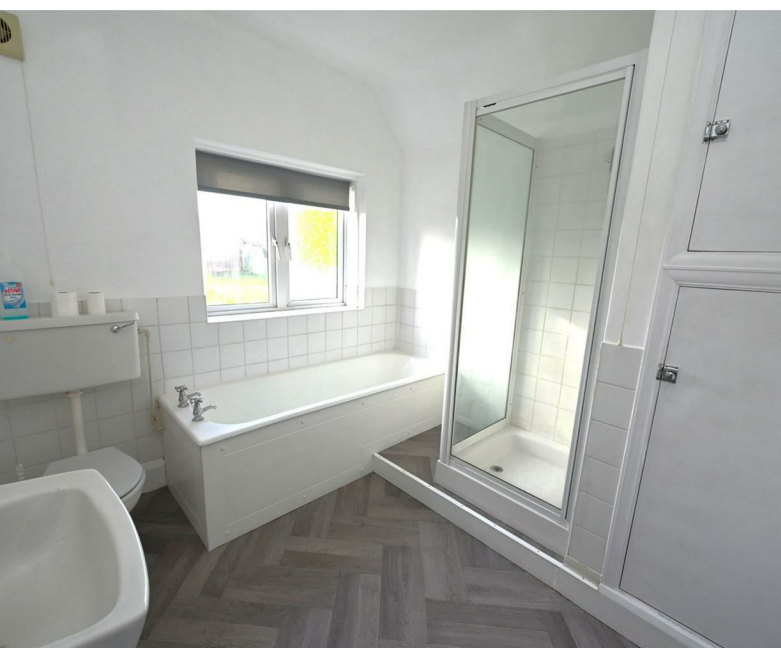
ADDITIONAL INFORMATION

COUNCIL TAX BAND - D

TENURE: FREEHOLD



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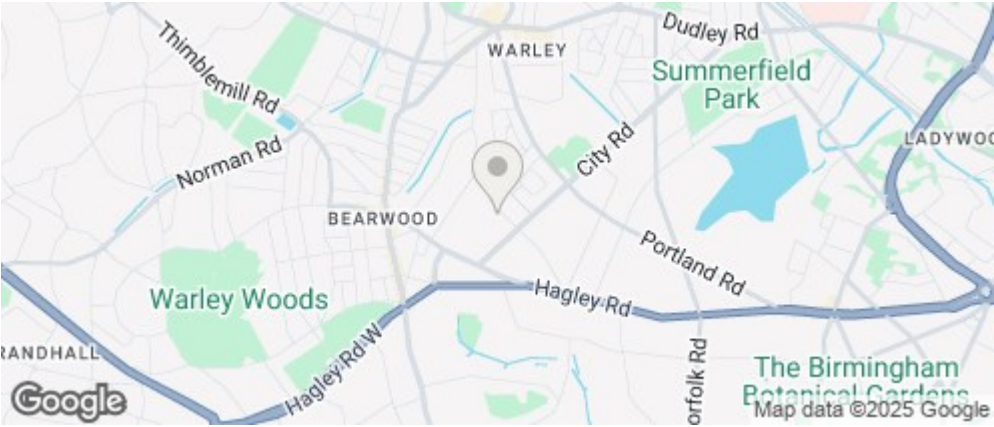




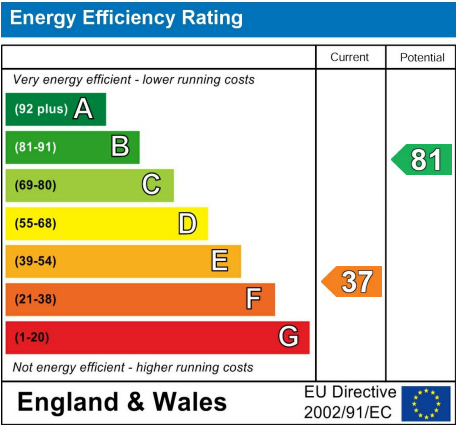
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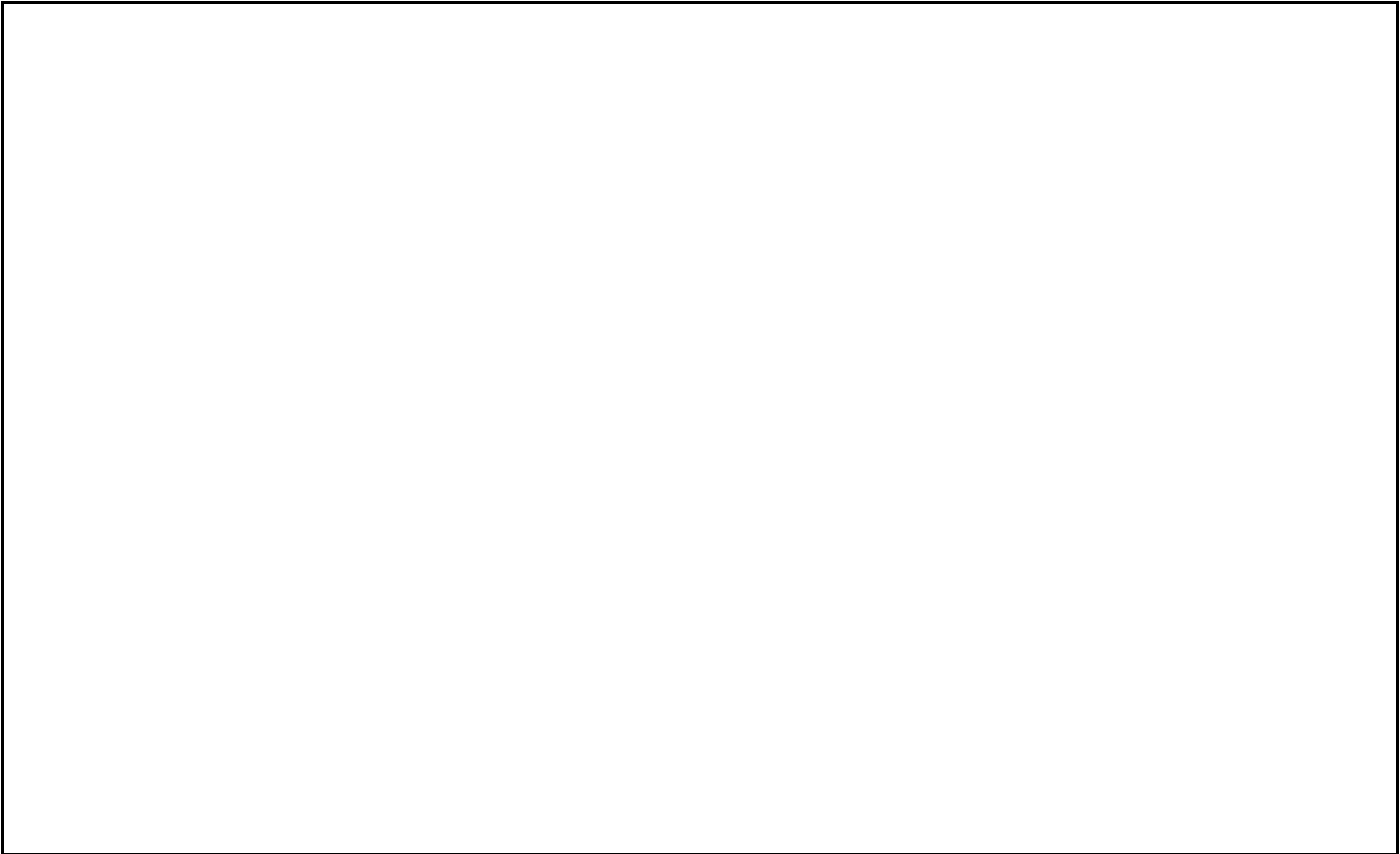
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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