

Walford Road,



Offers Over £258,000

Walford Road,

- Mid Terraced
- 2 Receptions
- UPVC Double Glazing
- Ideal Family Home
- 4 Bedrooms
- Well Presented
- Gas Central Heating
- Further Potential (stpp)

Tenure: Freehold
Council Tax Band: B

KLARICO Estate Agents are delighted to present this 4 bedroom mid terraced property located within a popular part of Birmingham. Presented to a good standard and provides further potential to be extended (stpp)

The ground floor offers 2 separate reception rooms with access into the kitchen followed by a ground floor WC. The first floor provides 3 spacious bedrooms along with a family bathroom. Another staircase leads to the 4th bedroom provides on the second floor and offers good size. This property features a well presented and good size rear garden.

Within the local proximity can be found a number of good schools and nurseries along with a range of shopping outlets on Stratford. Public transport links are also available within short distance. This property sits approx. 3 miles from Birmingham City Centre.

Directions

Reception Room

4.20m x 3.30m (13'9" x 10'9")
Double glazed bay window to front, wood flooring, ceiling light, wall mounted radiator

Lounge/Dining Room

3.80m x 3.40m (12'5" x 11'1")
Double glazed window to rear, wood flooring, ceiling light, wall mounted radiator

Kitchen

5.10m x 2.30m (16'8" x 7'6")
Double glazed windows to rear, lino flooring, ceiling light, worktop, storage cupboards, drainer sink with mixer tap, plumbing for white goods

WC

Privacy double glazed window to rear, ceiling light, basin with taps, toilet

Bedroom 1

4.30m x 3.40m (14'1" x 11'1")
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bedroom 2

3.80m x 2.60m (12'5" x 8'6")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 3

2.50m x 2.40m (8'2" x 7'10")
Double glazed window to rear, carpet, ceiling light, wall mounted radiator

Bedroom 4

4.10m x 4.00m (13'5" x 13'1")
Double glazed window to front, carpet, ceiling light, wall mounted radiator

Bathroom

2.60m x 2.40m (8'6" x 7'10")
Privacy double glazed window to rear, floor and wall tiles, heated towel rail, ceiling light, bath with thermostatic shower unit, vanity wash unit with mixer tap, toilet, extractor



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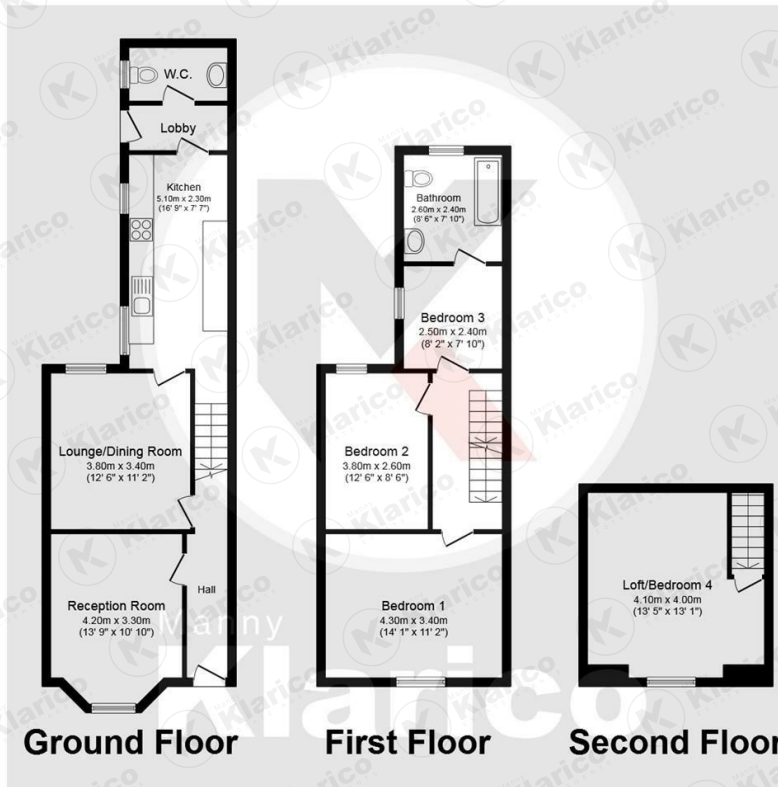
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Total floor area 115.8 sq.m. (1,247 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	
			82
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
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