

Electric Way,



£250,000

Electric Way,

- End Terrace
- Off-road parking
- Well presented property
- Rear Garden
- Master bedroom with en-suite
- Within 10 years warranty period
- UPVC Double Glazing
- Ideal Family Home

Tenure: Freehold

Council Tax Band: B

KLARICO Estate Agents are delighted to present this stunning 3 bedroom end of terrace property located within a newly built development on Electric Way, Tyseley, Birmingham. Benefits from having off-road parking.

Welcome to Electric Way, Birmingham - a vibrant location perfect for families and professionals alike. This newly built mid-terrace house, completed in 2019, offers a modern living experience within the initial 10-year warranty period, providing peace of mind to the new owners.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those in need of a home office.

The property boasts a well-presented bathroom, perfect for unwinding after a long day. Additionally, being an end-terrace property, you have the added benefit of side access, providing convenience and potential for outdoor activities.

Located in a sought-after area, this house offers a blend of comfort and style, making it a desirable choice for those looking for a new place to call home. Don't miss the opportunity to make this newly presented property yours and enjoy all that Electric Way has to offer.

Directions

Reception Room

4.40m x 3.70m (14'5" x 12'1")

Double glazed window to front, laminate flooring, skirting, ceiling light, wall mounted radiator

Kitchen

4.40m x 2.70m (14'5" x 8'10")

Double glazed window to rear, doors to rear, laminate flooring, ceiling light, storage units, worktops, drainer sink with tap, integrated gas cooker and extractor fan, doors to rear, wall mounted radiator

Bedroom 1

3.00m x 2.90m (9'10" x 9'6")

Double glazed window to front, wall mounted radiator, carpet, skirting, ceiling light

En-suite

2.11m x 1.59m (6'11" x 5'2")

Double glazed privacy window, wall mounted radiator, wash basin, toilet, skirting, laminate flooring, ceiling light

Bedroom 2

2.80m x 2.40m (9'2" x 7'10")

Double glazed window to rear, wall mounted radiator, skirting, carpet, ceiling light

Bedroom 3

2.40m x 1.80m (7'10" x 5'10")

Double glazed window to rear, wall mounted radiator, skirting, carpet, ceiling light

Bathroom

1.80m x 1.80m (5'10" x 5'10")

Double glazed privacy window to side, laminate flooring, wash basin, toilet, shower unit, skirting, ceiling light



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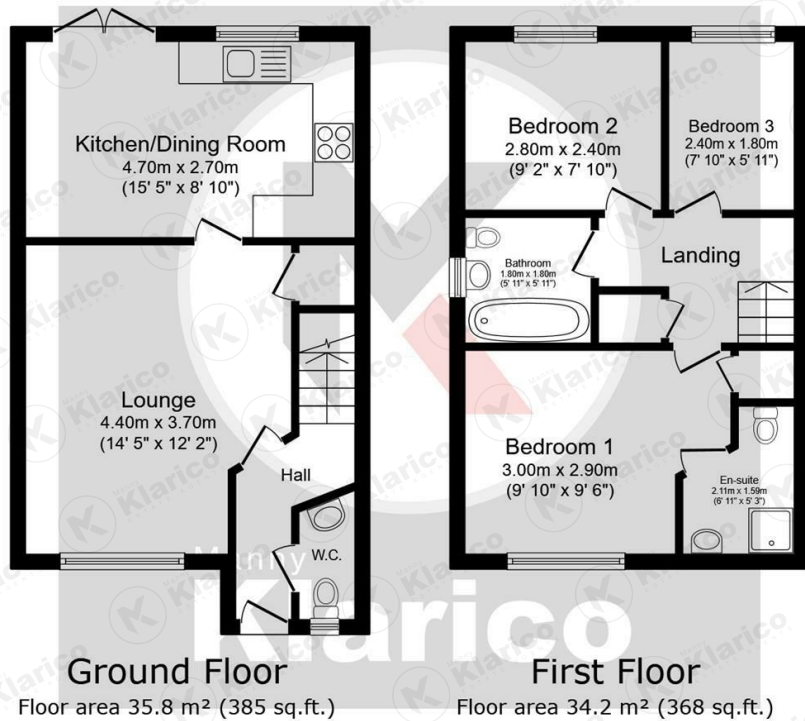


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TOTAL: 70.0 m² (753 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		97	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B	84		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211

www.mannyklarico.co.uk

