

## Willows Crescent,



£395,000

Nestled in the charming Willows Crescent of Birmingham, this splendid mid-terrace house offers a delightful blend of character and modern living. Spanning an impressive 1,945 square feet, this property, built in the 1920s, boasts a spacious layout that is perfect for families or those who enjoy entertaining.

Upon entering, you are greeted by three inviting reception rooms, each providing a unique space for relaxation or social gatherings. The heart of the home is undoubtedly the amazing kitchen and dining area, designed to cater to both culinary enthusiasts and casual diners alike. This well-appointed space is perfect for family meals or hosting friends.

The property features four generously sized bedrooms, ensuring ample accommodation for family members or guests. With two well-equipped bathrooms, morning routines will be a breeze, providing convenience for all.

Outside, the good-sized garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting summer barbecues. Additionally, the huge summer house, complete with an electric heater, presents a versatile space that can be transformed into a home office, gym, or a creative studio.

Parking is a notable advantage, with space available for two vehicles, making this property not only attractive but also practical for modern living.

In summary, this great-looking house on Willows Crescent is a rare find, combining period charm with contemporary comforts, making it an ideal choice for those seeking a welcoming family home in Birmingham.





## Willows Crescent,

- Mid-Terrace
- 4 Bedrooms
- Out Building
- Garden
- Great Condition
- 3 Reception Rooms
- Impressive Kitchen
- Off-Road Parking
- Double Glazing
- Ideal Family Home

### Reception

11'11" x 13'1" (3.64m x 3.98m)

Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Living Room

12'11" x 10'11" (3.93m x 3.33m)

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

### Lounge

19'7" x 8'8" (5.96m x 2.63m)

Double glazed windows to side, double glazed door to side, laminate flooring, ceiling light, skirting, wall mounted radiator

### Kitchen

14'0" x 8'8" (4.26m x 2.63m)

Double glazed window to side, tile flooring, tiled walls, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan, integrated microwave and dish washer, integrated washing machine and drier

### Utility

3'3" x 8'8" (1.00m x 2.63m)

Double glazed door to garden, storage units, tile flooring, Plumbing for white goods

### Shower Room

4'11" x 8'10" (1.49m x 2.68m)

Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, extractor fan, wall mounted radiator

### Bedroom 1

12'0" x 17'8" (3.66m x 5.38m)

Double glazed windows to front, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

12'10" x 12'9" (3.91m x 3.89m)

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

### Bedroom 3

11'9" x 8'10" (3.58m x 2.68m)

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bathroom

7'4" x 5'5" (2.23m x 1.65m)

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, extractor fan, wall mounted radiator

### Bedroom 4

11'8" x 16'2" (3.55m x 4.92m)

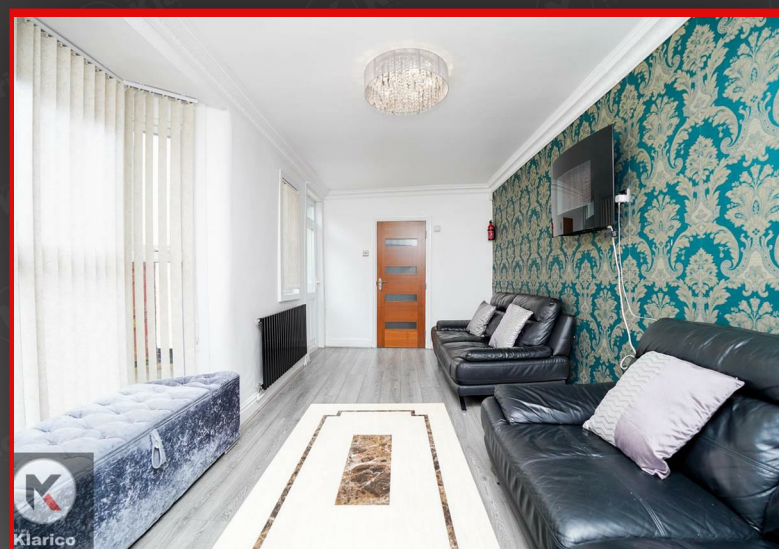
Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, walk-in wardrobe

## Directions





## Willows Crescent,



### Walk-in Wardrobe

4'11" x 18'10" (1.50m x 5.75m)

Double glazed Velux window, laminate flooring, skirting, ceiling light

### Summer House

11'8" x 13'7" (3.56m x 4.15m)

Double glazed windows to front, wood flooring, electric radiator, ceiling light

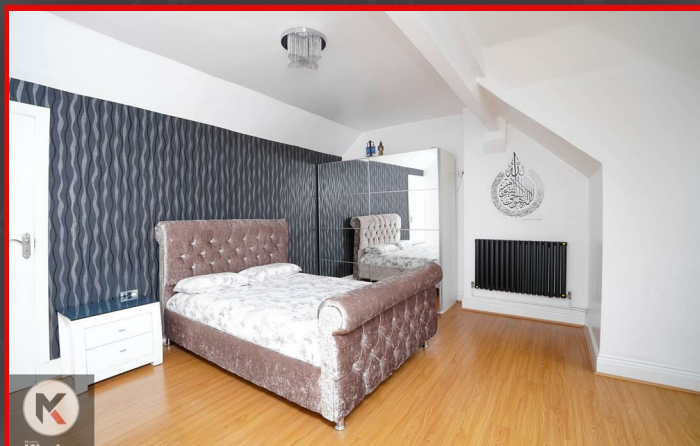
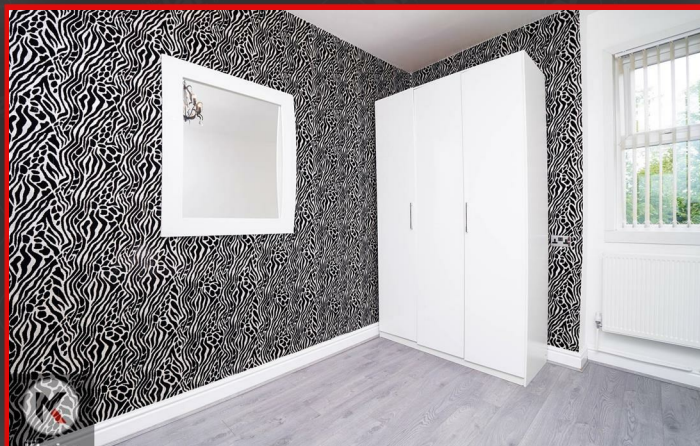
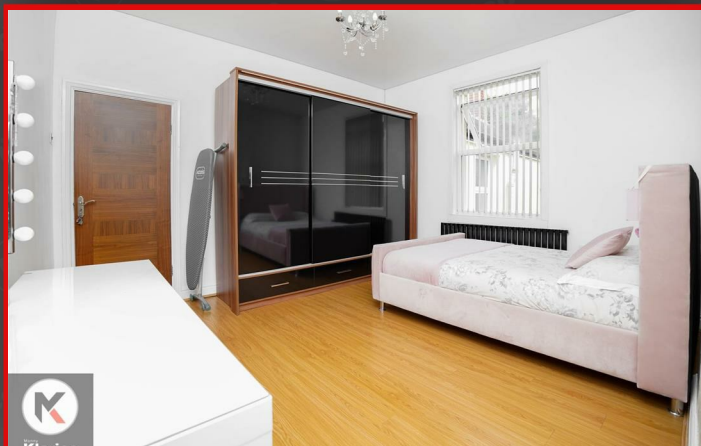
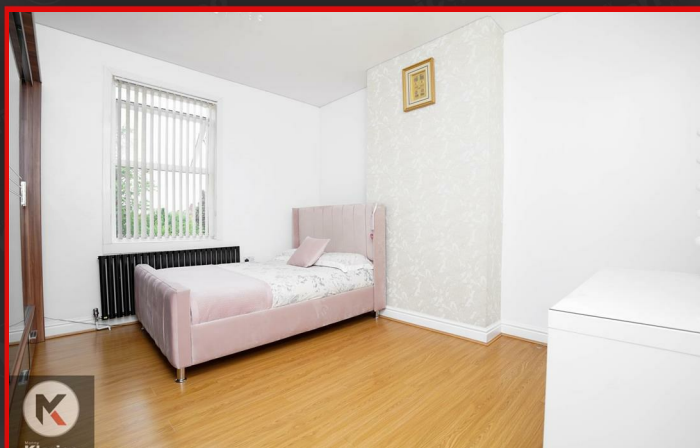
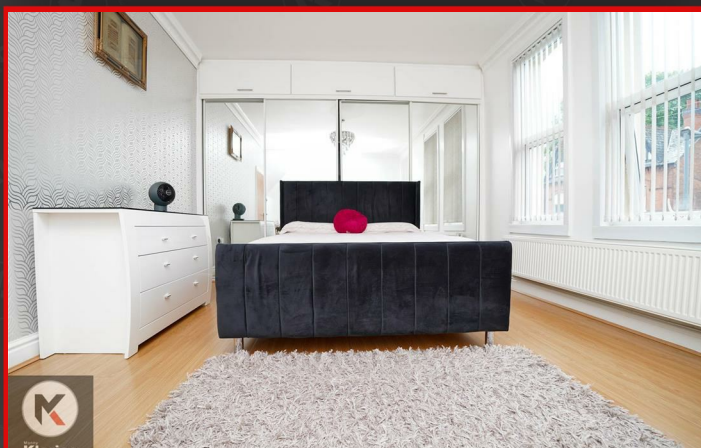
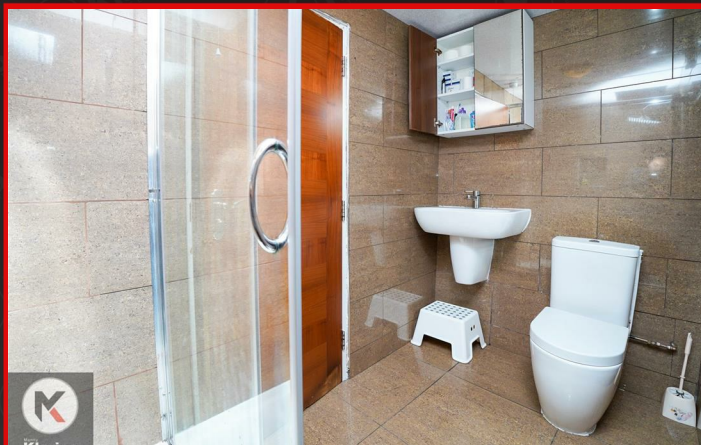
### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, artificial lawn, out building



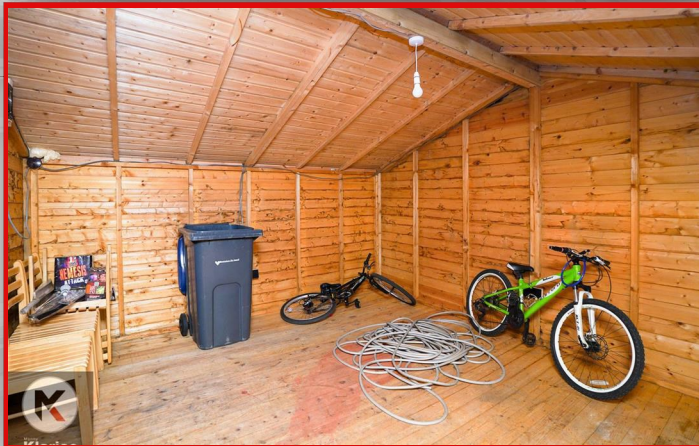


## Willows Crescent,





## Willows Crescent,







Total area: approx. 180.7 sq. metres (1944.6 sq. feet)



Manny  
**Klarico**  
ESTATE AGENTS

176 Highfield Road  
Hall Green  
Birmingham  
West Midlands  
B28 0HT

0121 777 7211  
[www.mannyklarico.co.uk](http://www.mannyklarico.co.uk)

