

Paddock Drive,



£330,000

## Paddock Drive,

- Reception Room
- Double Glazing
- Garden
- Off-Road Parking
- 3 Bedrooms
- Gas Central Heating
- Garage
- Ideal Family Home

**Tenure: Freehold**

**Council Tax Band: D**

Welcome to this charming detached house located on Paddock Drive in the vibrant city of Birmingham. This property boasts a spacious 952 sq ft of living space, perfect for a growing family or those who love to entertain.

Upon entering, you are greeted by an impressive living room, ideal for relaxing with family or hosting guests. The well-lit interior creates a warm and inviting atmosphere throughout the house.

With three bedrooms, there is ample space for a master suite, guest room, home office, or whatever your heart desires. The beautiful back garden provides a tranquil retreat where you can enjoy the outdoors and perhaps indulge in some gardening or alfresco dining.

Parking is always a breeze with space for three vehicles, ensuring convenience for you and your visitors.

Don't miss out on the opportunity to make this house your home and enjoy all the wonderful features it has to offer. Contact us today to arrange a viewing and start envisioning your life in this lovely property on Paddock Drive.

## Directions

### Hallway

**3.90m x 2.89m (12'10" x 9'6")**

Laminate flooring, wall mounted radiator, ceiling lights

### Reception Room

**6.71m x 3.40m (22'0" x 11'2")**

Double glazed bay window to front and rear, double glazed door to rear, carpet flooring, chimney breast, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Kitchen

**2.71m x 3.42m (8'11" x 11'3")**

Double glazed window to rear, tile flooring, tiled walls, wall mounted radiator, ceiling lights, generous number of storage units, worktops, integrated extractor fan, drainer sink with mixer tap

### WC

Laminate flooring, pedestal sink with mixed tap, toilet, ceiling light, extractor fan

### Bedroom 1

**3.70m x 3.39m (12'2" x 11'1")**

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

### Bedroom 2

**2.92m x 3.26m (9'7" x 10'8")**

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

### Bedroom 3

**3.70m x 1.85m (12'2" x 6'1")**

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

### Bathroom

**1.88m x 2.28m (6'2" x 7'6")**

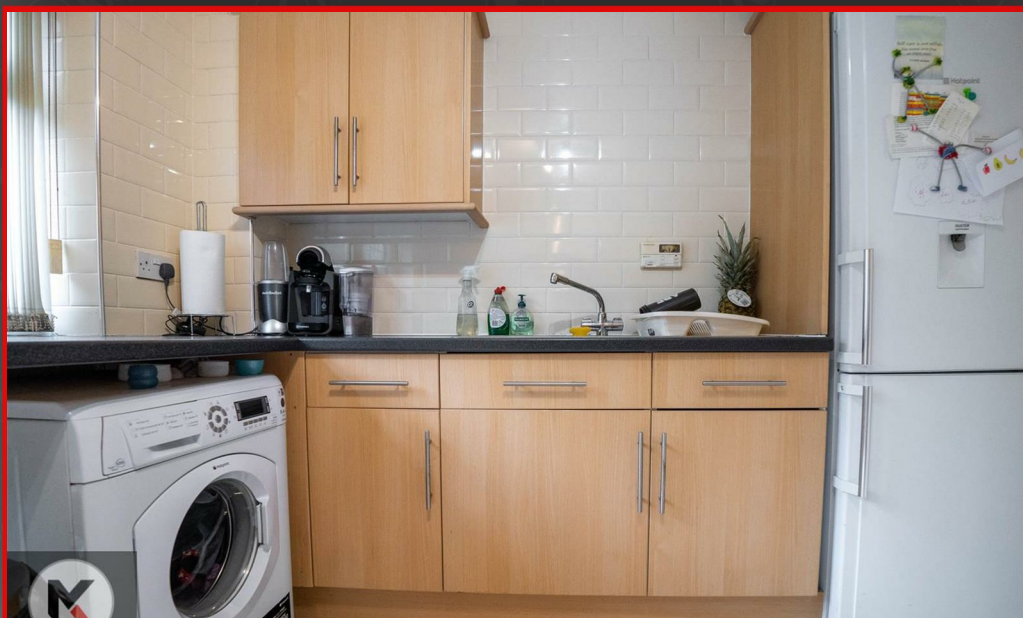
Privacy double glazed window to side, lino flooring, wall tiles, bathtub with mixer tap, electrical shower unit, wash basin with mixer tap, heated towel rail, extractor fan.

### Garden

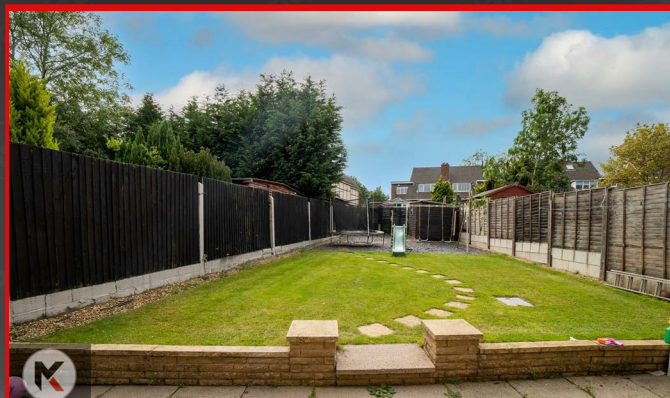
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



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