

Paddock Drive,



3 1 1 D

£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

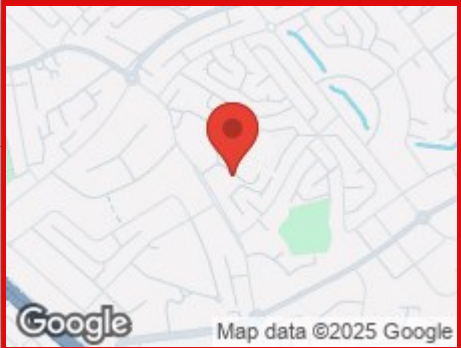
3.70m x 1.85m (12'2" x 6'1")
Double glazed window to front, carpet, wall mounted radiator, skirting, ceiling light, Built up wardrobes

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

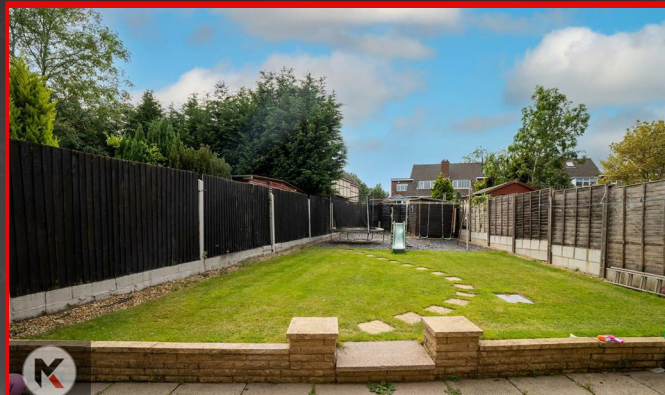
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



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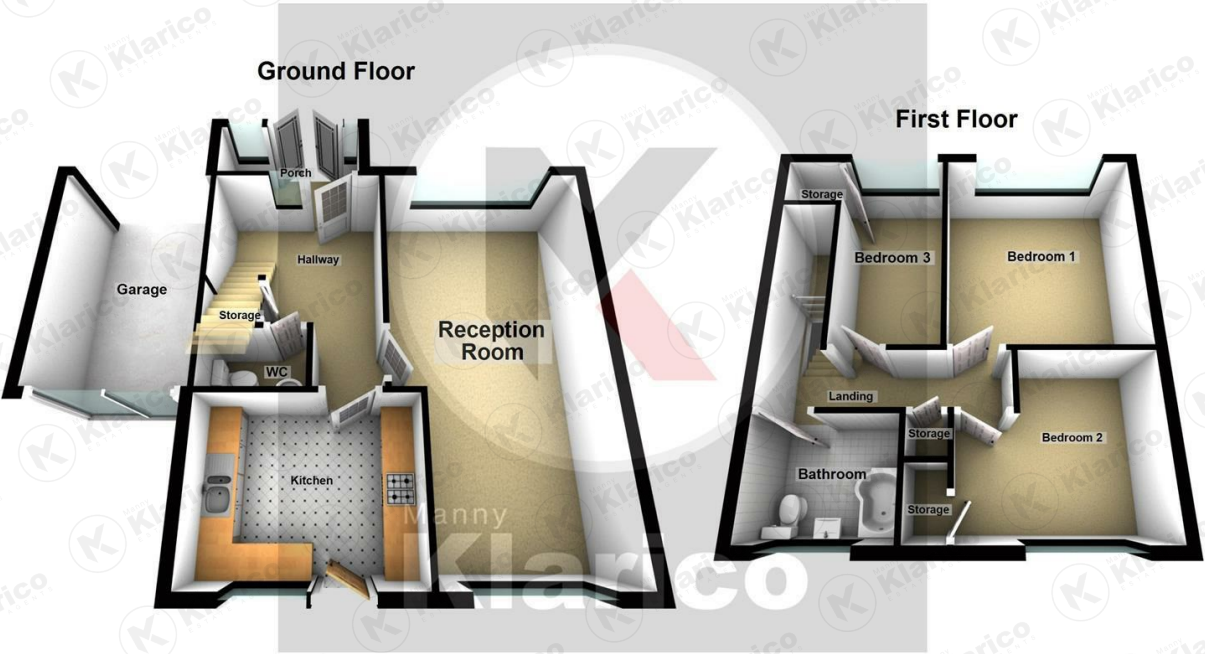
Paddock Drive,



Paddock Drive,



Manny
Klarico
ESTATE AGENTS



Total area: approx. 98.8 sq. metres (1063.1 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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