

Wyndhurst Road,



Offers Over £180,000



# Wyndhurst Road,

- End-Terrace
- 2 Bedrooms
- Off-Road Parking
- Double Glazing
- Ideal Family Home
- Reception Room
- Impressive Kitchen
- Garden
- Gas Central Heating
- Ideal for First Time Buyers

Tenure: Freehold  
Council Tax Band: A

Nestled on Wyndhurst Road in Birmingham, this charming end-terrace house offers a delightful blend of comfort and style. Spanning 642 square feet, the property features a well-designed layout that is perfect for modern living.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The house boasts two well-lit bedrooms, each designed to create a serene retreat, ensuring a restful night's sleep. The beautifully appointed bathroom adds a touch of luxury, making it a perfect space for unwinding after a long day.

The kitchen is a standout feature of this home, equipped with modern amenities that cater to all your culinary needs. It is both functional and aesthetically pleasing, making it a joy to prepare meals and gather with family and friends.

One of the highlights of this property is the breathtaking garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. It is an ideal setting for summer barbecues or quiet evenings under the stars.

Additionally, the property provides parking for two vehicles, a valuable convenience in this bustling area. Built between 1950 and 1959, this home combines classic charm with contemporary comforts, making it a wonderful choice for first-time buyers or those looking to downsize.

In summary, this end-terrace house on Wyndhurst Road is a delightful opportunity to own a piece of Birmingham real estate, offering a perfect balance of indoor and outdoor living. Don't miss the chance to make this lovely property your new home.

## Reception

4.07m x 3.87m (13'4" x 12'8")

Double glazed window to front, laminate flooring, chimney breast, wall mounted radiator, ceiling lights, skirting

## Kitchen

1.99m x 3.87m (6'6" x 12'8")

Double glazed window to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated hob and extractor fan

## Utility

1.32m x 0.82m (4'4" x 2'8")

storage units, worktop, tile flooring, Plumbing for white goods

## Bedroom 1

2.77m x 3.91m (9'1" x 12'10")

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

## Bedroom 2

3.42m x 2.57m (11'3" x 8'5")

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

## Bathroom

2.29m x 2.16m (7'6" x 7'1")

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail, extractor fan

## Garden

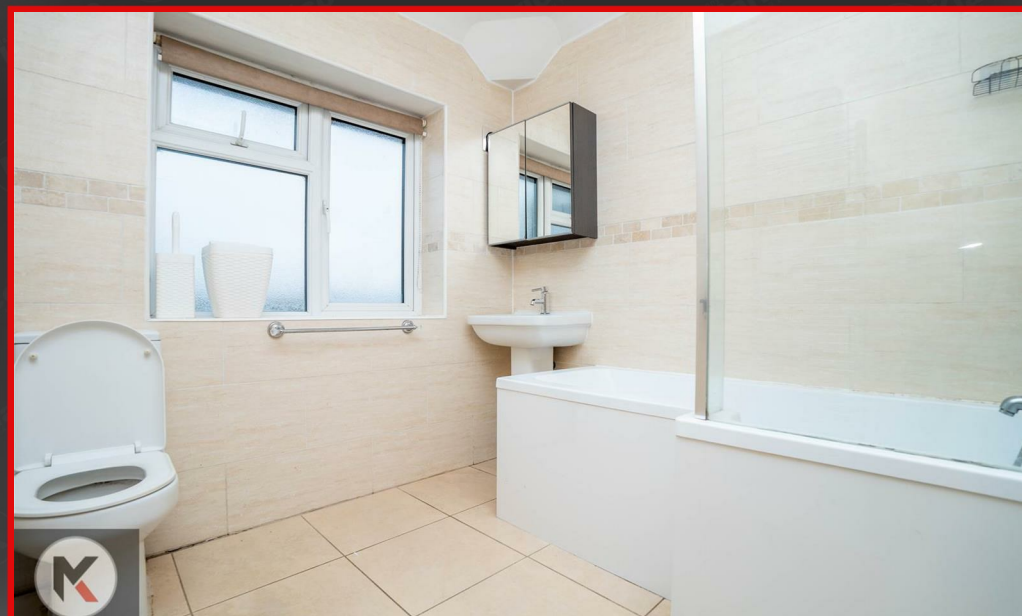
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area

## Directions





Wyndhurst Road,





## Wyndhurst Road,





Wyndhurst Road,



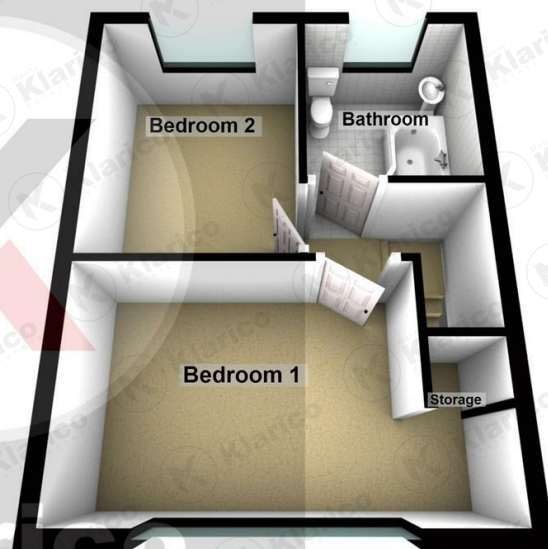
Manny  
**Klarico**  
ESTATE AGENTS



Ground Floor



First Floor



Total area: approx. 59.6 sq. metres (641.8 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

332 Hob Moats Road  
Birmingham  
B92 8JT

0121 750 0390

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

