



Connells

Kemberton Road
Weoley Castle

Kemberton Road Weoley Castle B29 5JN

for sale
£215,000



Property Description

Nestled in the popular residential area of Weoley Castle, this well-proportioned three-bedroom mid-terraced home offers spacious and versatile living accommodation ideal for families, first-time buyers, or investors alike.

Upon entering the property, you are welcomed by a bright entrance hall which leads through to a generously sized living room, perfect for relaxing or entertaining. Just off the living room is a well-laid-out kitchen with ample space for modern appliances such as washing machine and fridge/freezer. A rear door from the kitchen provides access to the private garden, which benefits from a part-paved patio area and a lawned section, all enclosed by timber fencing for privacy. The garden also features a handy storage shed, ideal for tools and outdoor equipment.

The ground floor also offers a spacious family bathroom, complete with a panelled bath, overhead shower, washbasin, and WC- perfect for meeting the needs of a busy household.

Upstairs, the first floor hosts three well-proportioned bedrooms, each offering plenty of room for beds, wardrobes, and additional furniture. Whether used as sleeping quarters, a home office, or hobby rooms, each bedroom allows flexibility to suit individual needs.

Approach

Set back behind a driveway with space for multiple cars.

Entrance Hall

ceiling light point, panelled radiator, stairs and doors off.

Lounge

13' x 11' 9" (3.96m x 3.58m)

Gas fire point with feature surround, laminated flooring , ceiling light point, panelled radiator, window to front elevation. TV point

Kitchen

9' 5" x 8' 9" (2.87m x 2.67m)

Wall & Base units, sink with drainer integrated double oven gas hob, space for washing machine, space for fridge/freezer, door to rear garden, double glazed window to the rear,

Lobby

door onto the bathroom

Bathroom

panelled bath, shower overhead, low flush w.c, hand basin, heated towel rail, window to rear elevation.

Landing

ceiling light point, doors off, loft access.

Bedroom 1

13' 11" x 10' 4" (4.24m x 3.15m)

window to front elevation, ceiling light point,
panelled radiator, space for freestanding
wardrobes

Bedroom 2

11' 5" x 10' 1" (3.48m x 3.07m)

ceiling light point, panelled radiator, window to
rear elevation, tv point

Bedroom 3

8' 5" x 7' 8" (2.57m x 2.34m)

space for single bed, ceiling light point,
panelled radiator, window to rear elevation.

Rear Garden

part patio, grass area, timber fence surround,
storage shed.









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

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310192



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO310192 - 0003