

for sale

offers in the region of **£400,000** Freehold



Mallory Rise Birmingham B13 9YE

Beautifully presented **THREE BED** property, set in a quiet cul de sac, offering an ideal home for a growing family, with three reception rooms, including a **STUDY/PLAYROOM**. With a conservatory, garden, and surrounded by many **GREEN SPACES** to enjoy and explore.



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Property Details

Entrance Hall

Double glazed door and window to side, stairs to first floor, wall mounted radiator, storage cupboard, doors to

Cloakroom

Double glazed window to side, shower with electric shower and mixer shower, hand wash basin, low level W.C, heated towel rail.

Lounge 19' 10" x 13' 1" (6.05m x 3.99m)

Double glazed sliding door to Conservatory, two wall mounted radiators, gas fire, door to Study/Playroom.

Study/Playroom 14' 1" x 7' 1" (4.29m x 2.16m)

Dual aspect double glazed windows to front and rear, wall mounted radiator, door to Lounge.

Dining Room 13' 7" x 10' 4" (4.14m x 3.15m)

Double glazed window to front, wall mounted radiator.

Breakfast Kitchen 13' 6" x 9' (4.11m x 2.74m)

Double glazed window to front, door to side, storage cupboard, central heating boiler, range of wall and base units, single drainer sink, breakfast bar, wall mounted radiator.

Conservatory 12' 3" x 7' 10" (3.73m x 2.39m)

Half brick wall, double glazed windows to side and rear, double glazed french door to rear.

Landing

Loft access, storage cupboard, double glazed window to side, doors to

Bedroom One 13' x 12' 8" (3.96m x 3.86m)

Double glazed window to rear, storage, wall mounted radiator.

Bedroom Two 13' 7" x 9' 4" (4.14m x 2.84m)

Double glazed window to front, fitted wardrobe, storage, wall mounted radiator.

Bedroom Three 13' 7" to rear of wardrobe x 6' 7" (4.14m to rear of wardrobe x 2.01m)

Two double glazed windows to side, fitted wardrobe, wall mounted radiator, door to walk in wardrobe.

Bathroom

Double glazed window to side, bath with over bath mixer shower, hand wash basin, low level W.C, heated towel rail.

Front Garden

Off road parking.

Rear Garden

Patio, lawn, plants and shrubs.





To view this property please contact Connells on

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Property Ref: KTH310540 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: D

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

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