



Connells

Waddington Avenue
Birmingham



Property Description

Family Home situated on a Substantial Corner Plot presented to a High standard throughout. Property is in a sought after location with easy access to the links for the M5 and M6. BIRMINGHAM city centre is approx 5 miles away and regular public transport is a few minutes walk to take you into the CITY.

Accommodation briefly comprises of Large Entrance Hallway, Lounge, Kitchen, Laundry Room, Ground Floor Bathroom, Orangerie, First floor with four bedrooms and a Large Family Bathroom. Substantial out building that could be converted into an ANNEX. There is also a Double width GARAGE and Parking for multiple cars.

Accommodation

Access from main entrance door to

Entrance Hallway

With doors radiating off to ample store rooms and

Dining Room

12' Max x 12' 4" Into Bay (3.66m Max x 3.76m Into Bay)

Lounge

16' 5" x 11' 9" (5.00m x 3.58m)

Breakfast Kitchen

16' 8" x 16' 5" (5.08m x 5.00m)

Shower Room

5' 4" x 3' 10" (1.63m x 1.17m)

Orangerie

17' 7" x 11' 1" (5.36m x 3.38m)

First Floor Accommodation

Master Bedroom

12' 4" into bay x 11' 8" (3.76m into bay x 3.56m)

Bedroom Two

12' 4" x 8' 3" (3.76m x 2.51m)

Bedroom Three

11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom Four

11' 9" x 11' 4" (3.58m x 3.45m)

Family Bathroom

11' 4" x 7' 9" (3.45m x 2.36m)

With Bathroom Suite

Outside

To the front of the properties is a walled corner garden laid to lawn with planting borders.

There is ample parking and access to two Garages

To the rear of the property is a Garden with access to separate outbuilding

Large Outbuilding

17' 8" x 13' 4" (5.38m x 4.06m)

With access off to separate Store room

Store Room

8' 9" x 5' 5" (2.67m x 1.65m)

Garage One

18' 8" x 8' 3" (5.69m x 2.51m)

Garage Two

15' 4" x 8' 2" (4.67m x 2.49m)







To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/GBR310476

Tenure: Freehold



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