



Connells

Waddington Avenue
Birmingham

Waddington Avenue
Birmingham B43 5JG

for sale offers in excess of
£350,000



Property Description

A Superb, Attractive and Very Well Maintained Three Bedroom Semi Detached Property in this Popular Residential Area which close to the Local Shopping Centre, Schools and Motorway Links. This family Home offers Modern Style Living with Versatility as the Downstairs Study Room could easily be used as an additional Bedroom should you wish. On the Ground Floor the property also boasts a Downstairs Shower Room, Conservatory and Utility Room .

** Planning Granted for First Floor Extension to create Two further Bedrooms with Ensuities and and Extension to third Bedroom in to a Double Room

Lounge

25' 6" Into Bay x 11' 1" (7.77m Into Bay x 3.38m)

Downstairs Shower Room

6' 6" x 5' 10" (1.98m x 1.78m)

Downstairs Study

12' 6" x 6' 9" (3.81m x 2.06m)

Kitchen / Diner

25' 1" x 12' 6" (7.65m x 3.81m)

Utility

7' x 4' 3" (2.13m x 1.30m)

Coonservatory

15' 2" x 9' 2" (4.62m x 2.79m)

Bedroom One

14' 1" Into Bay x 11' 6" (4.29m Into Bay x 3.51m)

Bedroom Two

14' 4" Into Bay x 11' 7" (4.37m Into Bay x 3.53m)

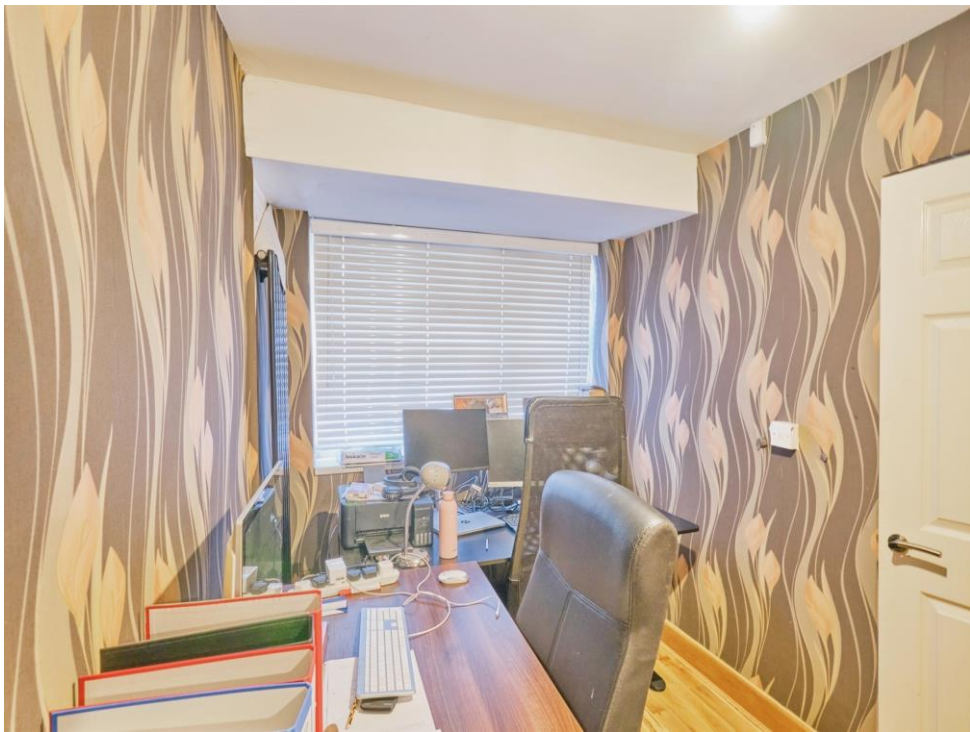
Bedroom Three

6' 1" x 7' 4" (1.85m x 2.24m)

Family Bathroom

5' 7" x 7' 9" (1.70m x 2.36m)









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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EPC Rating: C

Tenure: Freehold

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