



Connells

Warren Hill Road
Birmingham

Warren Hill Road
Birmingham B44 8ES

for sale offers in the region of
£300,000



Property Description

We're delighted to offer this well-kept three-bedroom semi-detached home, ideally located on the ever-popular Warren Hill Road in Kingstanding-perfectly positioned for both families and commuters.

Step inside to a welcoming entrance hallway that leads into a generously sized through lounge, ideal for relaxing or hosting guests. At the rear, a bright conservatory-currently used as a dining area-adds valuable living space and overlooks the garden, making it a lovely spot year-round.

The kitchen offers plenty of cupboard and worktop space, providing a practical and functional area for daily cooking needs. Additional storage is available via the attached garage, offering great flexibility for tools, bikes, or extra household items.

Upstairs, the property features three well-sized bedrooms, a family bathroom, and a separate WC-a layout that's both comfortable and convenient for everyday living.

Outside, you'll find a private driveway with space for two cars, and a rear garden with a mix of lawn and patio-ideal for children, pets, or weekend barbecues. A handy garden shed is also included.

Located within easy reach of shops on Hawthorne Road and benefiting from strong transport links to Birmingham City Centre and Sutton Coldfield, this home offers a balanced

mix of comfort, space, and location.

Viewing is highly recommended to fully appreciate all that's on offer.

EPC Rating: D

Council Tax Band: C

Entrance

Under Stair Storage, One Ceiling Light Point, One Double Radiator, Tiled Floor

Lounge

26' 5" x 11' 4" (8.05m x 3.45m)

Window To Front & Rear Double Glazed, Two Ceiling Light Points, Laminate Flooring, Electric Fire, One Single Radiator, One Double Radiator

Kitchen

12' 7" x 12' 2" (3.84m x 3.71m)

Window To Rear Double Glazed, One Ceiling Light Point, Spotlights, Gas Hob, One Sink, Access To Utility Area, One Double Radiator, Part Tiled

Garage

14' 9" x 7' 3" (4.50m x 2.21m)

One Ceiling Light Point

Bedroom One

13' 8" x 11' 4" (4.17m x 3.45m)

Window To Front Double Glazed, One Ceiling
Light Point, One Single Radiator

Bedroom Two

12' 1" x 11' 6" (3.68m x 3.51m)

Window To Rear Double Glazed, One Ceiling
Light Point, One Single Radiator, Fitted
Wardrobes

Bedroom Three

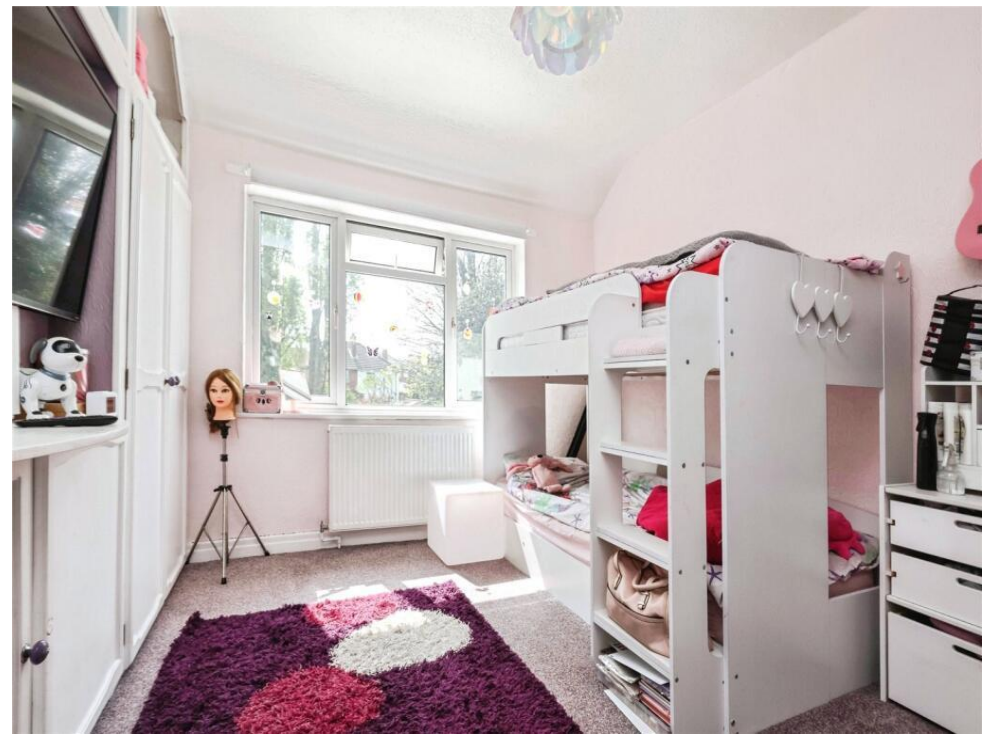
7' x 6' 4" (2.13m x 1.93m)

Window To Front Double Glazed, One Ceiling
Light Point, One Single Radiator

Bathroom

Window To Rear Double Glazed, One Ceiling
Light Point, Bath, WC, Wash Hand Basin,
Electric Shower







To view this property please contact Connells on

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BIRMINGHAM B42 1TN

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GBR312050



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Property Ref: GBR312050 - 0004