



Connells

Wilmot Drive
Birmingham

Wilmot Drive Birmingham B23 5UA

for sale offers over
£300,000



Property Description

A well presented 3 bedroom modern semi-detached home located in a popular location, close to main transport links and amenities. The property benefits being on a good sized plot with gardens to the front to the side and to the rear. There is driveway with off-road parking to the front with garden area. The composite entrance door leads into an entrance hallway. There is a dual aspect family lounge and a dual aspect family dining/kitchen and guest WC. On the 1st floor landing there is a master bedroom with en-suite shower room and 2 further bedrooms and a good sized family bathroom.

Entrance Hall

Having composite door to the front giving access into the entrance hallway. Doors give access into the dining/kitchen and the family lounge. Radiator to wall. Solid wood flooring. Door off to useful under stairs storage cupboard providing excellent storage space and door to Guest WC.

Guest WC

Having low level flush WC, pedestal wash hand basin, extractor fan, tiled splash back and radiator to wall. Solid wood flooring.

Family Lounge

15' 9" Plus door recess x 11' 6" (4.80m Plus door recess x 3.51m)

Having double glazed window to the front and double glazed French doors leading onto the rear garden. 2 radiators to wall. TV aerial point, solid wood flooring and door off to useful under stairs storage cupboard.

Dining/Kitchen

18' 4" Plus door recess x 10' (5.59m Plus door recess x 3.05m)

Briefly comprising a modern family dining/kitchen. Having fitted base units with work surfaces over and matching splash back, fitted matching walls units. 2 double glazed window to the front, double glazed window to the side and double glazed French doors leading into the rear garden. Having a one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under. Integrated electric oven, integrated gas hob with built-in cooker hood and extractor fan. Space and plumbing for a washing machine. Space and plumbing for a drier. Space for a fridge/freezer. Wall mounted central heating boiler concealed behind matching wall unit. Radiator to wall. Space for a dining table and solid wood flooring. Being an excellent sized family kitchen.

1st Floor Landing

Having solid wood dog leg staircase leading to the 1st floor landing and having double glazed window to the rear. Doors off to the 3 bedrooms and the family bathroom.

Bedroom 1

12' 1" x 10' 1" (3.68m x 3.07m)

Having double glazed window to the rear, radiator to wall and double glazed picture window. Solid wood flooring and door gives access into the en-suite shower room

En-Suite Shower Room

Being an excellent sized en-suite shower room having shower cubicle with shower facility, low level flush WC, radiator to wall, wash hand basin, shaver point, extractor fan, part tiling to walls and frosted double glazed window.

Bedroom 2

11' 7" x 8' 5" (3.53m x 2.57m)

Having double glazed window to the rear, radiator to wall. telephone point and solid wood flooring.

Bedroom 3

11' 8" x 7' 1" (3.56m x 2.16m)

Having double glazed picture window to the front, radiator to wall and solid wood flooring.

Family Bathroom

Briefly comprising a 3 piece white family bathroom suite. Having panelled bath with electric shower over. Low level flush WC, wash hand basin, shaver point, radiator to wall, part tiling to walls and frosted double glazed window to the front.

Outside Front

Being good sized front garden with garden laid to lawn and driveway providing off-road parking. Gated side access into the rear garden.

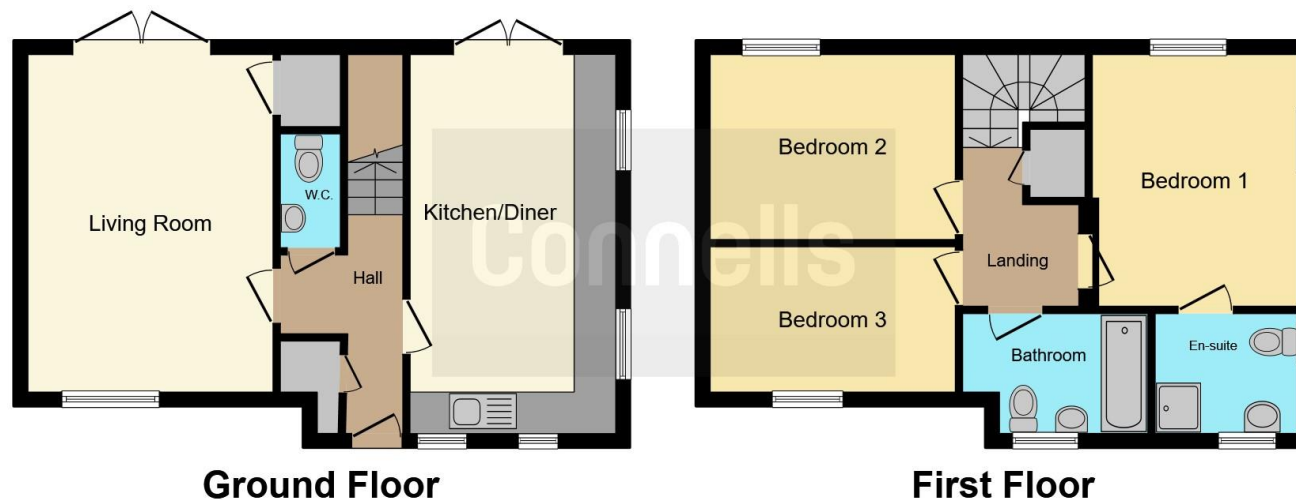
Rear Garden

Being an excellent sized side and rear garden. Having garden laid to lawn to the side, space for a shed, fencing to the perimeter. Patio area and gated access to the front of the property. Various mature plants and shrubs.









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: B

Tenure: Freehold

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