



Connells

Warrington Drive
Birmingham

Warrington Drive Birmingham B23 5YP

for sale offers over
£290,000



Property Description

Connells are delighted to present this spacious three bedroom home in a sought after school catchment, close to commuter routes and transport links for the City. The home has been tastefully updated throughout and offers ample space downstairs for a growing family including Living Room, separate Dining Room, Conservatory and fitted kitchen. Upstairs boasts fitted wardrobes to all bedrooms and a modern family bathroom. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the main front door the property comprises:

Entrance Porch

With radiator, door to Guest WC and door to Living Room

Guest WC

Recently updated and includes low level WC, wash hand basin, radiator and double glazed window to the front

Living Room

15' 9" x 13' 10" (4.80m x 4.22m)

With Radiator, double glazed bay window to the front, doorway through to the Dining Room, open staircase to first floor with storage cupboard under and door to the Kitchen

Kitchen

9' 8" max x 7' 9" max (2.95m max x 2.36m max)

Fully fitted kitchen with a range of wall and base units with worktops over, electric oven and separate grill, gas hob with cooker-hood over, integrated dishwasher and fridge freezer, space and plumbing for freestanding washing machine, spacious pantry cupboard, double glazed window to the rear, radiator and door to the side providing access to the driveway

Dining Room

9' 8" x 7' 5" (2.95m x 2.26m)

Accessed via the Living Room and provides access to the Conservatory with radiator to wall and double glazed patio doors to the rear

Conservatory

15' 7" x 9' 4" (4.75m x 2.84m)

With brick walls to each side, UPVC double glazed ceiling windows and windows to the rear with French doors to the garden

First Floor Landing

With stairs from the ground floor, airing cupboard, double glazed window to the side, loft hatch and doors to:

Bedroom One

10' 10" PLUS WARDROBES x 7' 8" (3.30m PLUS WARDROBES x 2.34m)

With radiator, double glazed window to the front and fitted wardrobes with sliding doors

Bedroom Two

9' 3" PLUS WARDROBES x 8' 6" (2.82m PLUS WARDROBES x 2.59m)

With radiator, double glazed window to the rear and fitted wardrobes

Bedroom Three

7' 10" x 7' 8" PLUS WARDROBE (2.39m x 2.34m PLUS WARDROBE)

With radiator, double glazed window to the front and built-in wardrobe

Bathroom

Partially tiled suite comprising bath with rainfall and handheld shower over plus mixer taps, vanity wash hand basin, low level WC, heated towel rail style radiator and double glazed window to the rear

Garage

17' 2" x 8' 1" (5.23m x 2.46m)

With electrical power and lighting, up and over door to the front and Barn Style double doors to the rear providing access to the garden

Outside

To the front is a laid to lawn area along with tarmac driveway providing off-road parking for several vehicles.

To the rear is a fully enclosed garden sectioned into patio area, gravelled area and laid to lawn. The garden is substantially private with multiple seating areas and external tap.









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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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