



Waddington Avenue, Birmingham B43 5JG

welcome to

Waddington Avenue, Birmingham

Beautifully extended and well-presented, this spacious 3-bedroom semi-detached home is perfect for families. Featuring a welcoming entrance hall, bright lounge, stylish extended kitchen/diner, modern family bathroom, and three good-sized bedrooms.

Agent Note

Council Tax Band C

Entrance Hall

Stairs to the first floor, ceiling light point, radiator, doors to

Cloakroom/Wc

Low level wc, wash hand basin, ceiling light point

Lounge

12' 6" into bay x 10' (3.81m into bay x 3.05m)
Double glazed bay window to the front, radiator, ceiling light point

Extended Kitchen/Diner

16' 11" x 16' (5.16m x 4.88m)
Double glazed windows to the side and rear, UPVC patio doors to the rear, a range of wall and base units with roll top worksurface's over, sink and drainer, a range of integrated appliances including washing machine, dishwasher and fridge/freezer, space for a double cooker, three ceiling light points.



Landing

Double glazed window to the side, loft access, ceiling light point, doors to

Bedroom One

12' 10" into bay x 10' 1" (3.91m into bay x 3.07m)
Double glazed bay window to the front, radiator, ceiling light point, fitted wardrobes



Bedroom Two

11' 5" x 10' 1" (3.48m x 3.07m)
Double glazed window to the rear, ceiling light point, radiator

Bedroom Three



6' 5" x 5' 5" (1.96m x 1.65m)
Double glazed window to the front, ceiling light point, radiator

Bathroom

Double glazed window to the side, paneled bath with electric shower over, low level wc, pedestal wash hand basin, heated towel rail, ceiling light point, tiled floor and walls.

Rear Garden

Patio, mainly laid to lawn with fenced borders, gated side access and gated rear access, shed and converted rear garage currently being used for storage.



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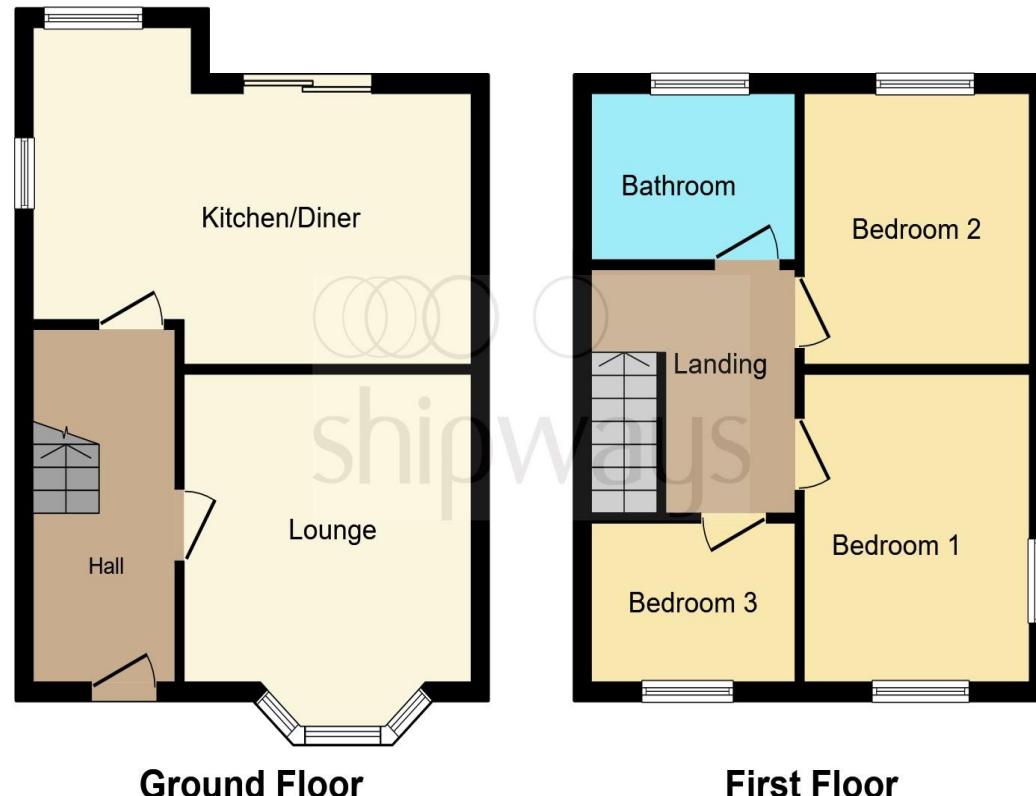
- EXTENDED SEMI DETACHED HOME
- THREE BEDROOMS
- LOUNGE
- EXTENDED KITCHEN/DINER
- FAMILY BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£280,000



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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Property Ref:
GRB107828 - 0004

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