



**Waddington Avenue, Birmingham B43 5JF**



**welcome to**

## **Waddington Avenue, Birmingham**

A well-presented 3-bedroom detached home on Waddington Avenue, Great Barr, featuring a large driveway, spacious hallway, two reception rooms, fitted kitchen, side garage, modern bathroom, and a private rear garden with patio and lawn.

### **Agent Note**

The Council Tax Band is D.

### **Approach**

Block paved driveway

### **Entrance Hall**

Double glazed door, radiator

### **Lounge**

17' 6" into recess x 11' 1" into recess ( 5.33m into recess x 3.38m into recess )

Double glazed window to the rear of the property, radiator

### **Dining Room**

11' into recess x 6' 7" into bay ( 3.35m into recess x 2.01m into bay )

Double glazed window to the front of the property, radiator

### **Kitchen**

16' 5" x 6' 7" into recess ( 5.00m x 2.01m into recess )

Double glazed window and door into the garden, a range of wall and base units with a roll top worksurface, radiator

### **Landing**

Double glazed window to the side of the property, loft access

### **Bedroom One**

13' 9" into recess x 11' 1" ( 4.19m into recess x 3.38m )

Double glazed window to the rear, radiator

### **Bedroom Two**

11' into recess x 10' 1" into bay ( 3.35m into recess x 3.07m into bay )

Double glazed bay window, radiator





### **Bedroom Three**

6' 7" x 5' 6" ( 2.01m x 1.68m )

Double glazed window to the front of the property,  
radiator

### **Bathroom**

Double glazed window to the side of the property,  
bath with mixer tap and over shower, WC, hand  
wash basin

### **Rear Garden**

Patio and lawn area



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welcome to

## Waddington Avenue, Birmingham

- Three well-proportioned bedrooms ideal for families
- Detached property offering privacy and space
- Large driveway with ample off-road parking
- Two reception rooms for flexible living and dining
- Fitted kitchen with plenty of storage and workspace

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£315,000**



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](http://www.focalagent.com)

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