



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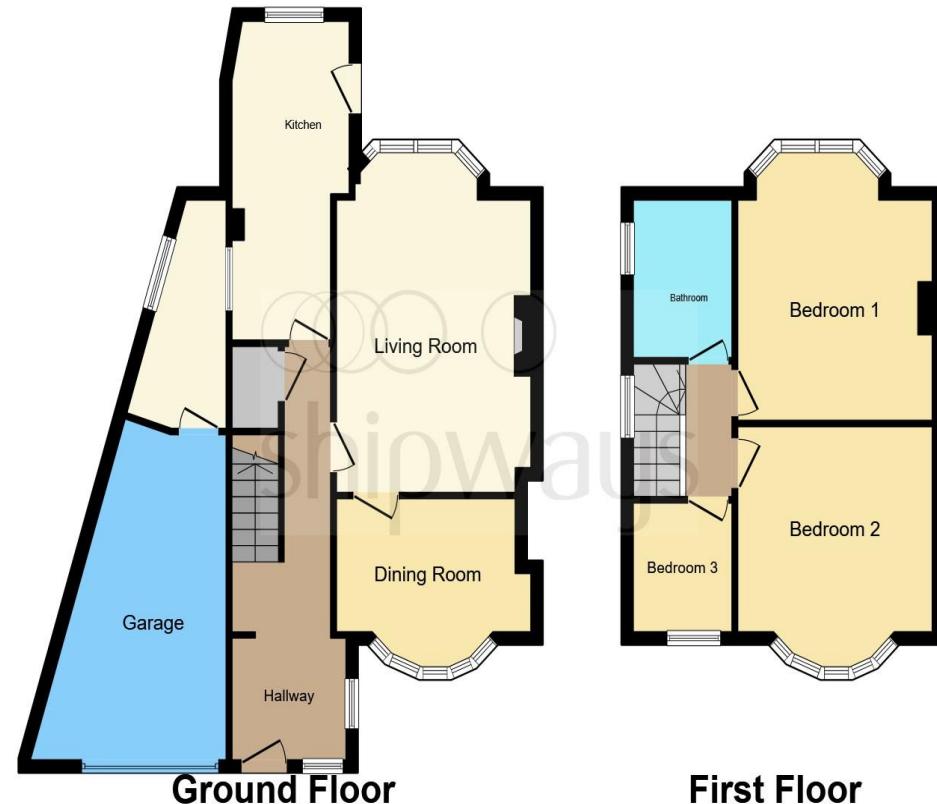
- Three well-proportioned bedrooms ideal for families
- Detached property offering privacy and space
- Large driveway with ample off-road parking
- Two reception rooms for flexible living and dining
- Fitted kitchen with plenty of storage and workspace

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers in excess of

£300,000



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:
GRB111832 - 0010

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