

Weatheroak Road, Birmingham B11 4RE

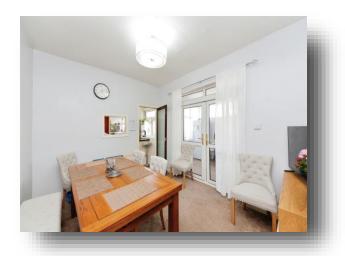


# welcome to

# **Weatheroak Road, Birmingham**

A deceptively spacious and well presented three/four bedroom End-Terrace, located in the popular residential area of Sparkhill. The home is placed with easy access to local amenities and transport links. A viewing is advised to appreciate this property.













### Note

Council tax band: B

### **Entrance Porch**

Door to front.

### **Entrance Hall**

Single glazed door to front. Central heating radiator.

### **Reception Room One**

15' 1" excluding bay x 11' 2" into recess ( 4.60m excluding bay x 3.40m into recess )

Double glazed bay window to front. Central heating radiator and fireplace.

### **Reception Room Two**

13' 4" plus door recess x 11' 2" into recess ( 4.06m plus door recess x 3.40m into recess )

Single glazed door to rear. Central heating radiator.

### **Reception Room Three**

11'  $10^{\circ}$  x 9' 11" plus door recess ( 3.61m x 3.02m plus door recess )

Double glazed door to side. Central heating radiator.

### Conservatory

17' 1" plus door recess x 7' 11" ( 5.21m plus door recess x 2.41m )

Double glazed windows to side and rear. Obscure double glazed windows to front and double glazed door to rear.

### Kitchen

12' 6" x 9' 4" ( 3.81m x 2.84m )

Two double glazed windows to side. A range of wall and base units with sink and drainer. Space for free standing appliances (fridge-freezer & cooker). Central heating radiator and tiling to splash prone areas.

### Utility

9' 6" plus door recess x 9' 2" ( 2.90m plus door recess x 2.79m )

Obscure double glazed door to side. A range of wall and base units. Hand wash basin with pedestal and

access to the boiler. Central heating radiator and tiling to splash prone areas.

#### **Wet Room**

Obscure double glazed window to rear. Low level toilet and squat toilet. Hand wash basin with pedestal and wall mounted shower. Heated towel rail and floor to ceiling tiles.

### Landing

Obscure double glazed window to side. Two central heating radiators and loft access.

### **Bedroom One**

15' into recess x 13' 2" ( 4.57m into recess x 4.01m ) Two double glazed windows to front. Central heating radiator.

#### **Bedroom Two**

13' 3" x 11' 2" into recess ( 4.04m x 3.40m into recess ) Double glazed window to rear. Central heating radiator.

### **Bedroom Three**

12' 4"  $\times$  10' 1" (  $3.76m \times 3.07m$  ) Double glazed window to rear. Central heating radiator.

#### **Shower Room**

Obscure double glazed window to side. Low level toilet, shower cubicle and hand wash basin with pedestal. Central heating radiator and floor to ceiling tiles.

#### **Loft Room**

16' 5" x 14' 2" ( 5.00m x 4.32m ) Double glazed window to rear. Reduced ceiling height and central heating radiator.

### **Front Garden**

Wall to front and steps ascending to the main residence.

### **Rear Garden**

Patio ares with flower beds to side. Space for sheds

and rear gate access.

## **Parking**

On Street Parking.





## welcome to

# Weatheroak Road, Birmingham

- THREE / FOUR BEDROOM END-TERRACE
- THREE RECEPTION ROOMS
- KITCHEN WITH SEPARATE UTILITY
- GROUND FLOOR WET ROOM
- SHOWER ROOM ON FIRST FLOOR

Tenure: Freehold EPC Rating: D

offers over

£250,000









Please note the marker reflects the postcode not the actual property

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0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk