



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" 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" x 10' 1" (3.76m x 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 area with flower beds to side. Space for sheds

and rear gate access.

Parking

On Street Parking.



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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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Property Ref:
SLY110645 - 0005

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