



Wycome Road, Birmingham B28 9EL

welcome to

Wycome Road, Birmingham

A well presented and deceptively spacious four bedroom semi-detached in the popular residential area of Hall Green. The property has ample amount of space for a growing family with close proximity to local amenities including schools, shops and transport links.

Agent Note

The Council Tax Band is D.

Entrance Porch

Double glazed window and door to front.

Entrance Hall

Door to front and obscure single glazed window to front. Central heating radiator and access to storage.

Reception Room

14' 9" into bay x 11' 5" into recess (4.50m into bay x 3.48m into recess)

Double glazed bay window to front. Two central heating radiators and gas fireplace.

Second Reception Room

11' 5" x 14' 11" into recess (3.48m x 4.55m into recess)
Single glazed window to rear. Central heating radiator and gas fireplace.

Third Reception Room

10' 7" x 10' 4" (3.23m x 3.15m)

Double glazed window to rear. Central heating radiator.

Lounge

10' 2" x 10' 6" plus door recess (3.10m x 3.20m plus door recess)

Double glazed sliding door to rear. Central heating radiator.

Kitchen

11' 5" x 11' 5" (3.48m x 3.48m)

A range of wall and base units with breakfast bar and sink and drainer. Integrated appliances (oven & microwave). Gas hob with extractor hood over. Central heating radiator.

Guest Shower Room

Obscure double glazed window to rear. Low level toilet, hand wash basin with pedestal and wall mounted shower. Tiling to splash prone areas.

Second Kitchen

10' 7" plus door recess x 9' 2" (3.23m plus door recess x 2.79m)

Obscure double glazed door to front and double glazed door to rear. A range of wall and base units with sink and drainer. Space for free standing appliances (cooker & washing machine). Access to loft.

Landing

Double glazed window to front. Access to loft.

Bedroom One

15' 3" into bay x 8' 9" to wardrobe (4.65m into bay x 2.67m to wardrobe)

Double glazed bay window to front. Central heating radiator. Fitted wardrobes and over head storage.

Wc Off Bedroom

Low level toilet and hand wash basin with vanity unit. Tiling to splash prone areas.

Bedroom Two

11' 6" x 9' 5" (3.51m x 2.87m)

Double glazed window to rear. Central heating radiator.

Bedroom Three

11' 5" x 8' 5" to wardrobe (3.48m x 2.57m to wardrobe)

Double glazed window to rear. Central heating radiator. Fitted wardrobes and over head storage.

Bedroom Four

9' 5" x 7' 5" (2.87m x 2.26m)





Double glazed window to front and obscure double glazed window to side. Central heating radiator.

Bathroom

Obscure double glazed window to rear. Hand wash basin with vanity unit and bath with wall mounted shower over. Tiling to splash prone areas.

Wc

Obscure double glazed window to side. Low level toilet.

Rear Garden

Patio area with steps descending to laid lawn. Flower beds with an array of plants, shrubs and bushes. Space for two sheds and side gate access.

Garage

(Not measured, please ensure it meets your requirements). Up-and-over door. Obscure double glazed door to side and double glazed window to side. Access to boiler.

Parking

Off road parking for multiple vehicles.



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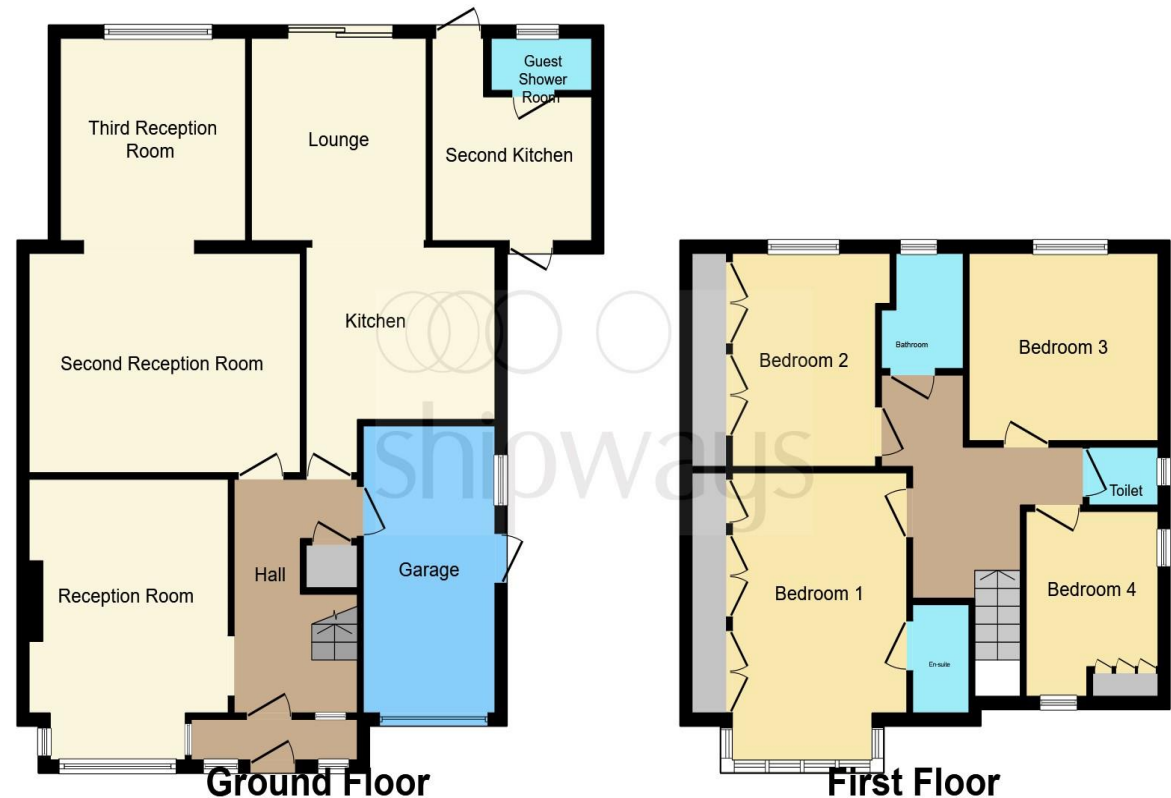
Wycome Road, Birmingham

- DECEPTIVELY SPACIOUS SEMI-DETACHED
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN WITH SEPARATE UTILITY AREA
- MULTIPLE WC'S

Tenure: Freehold EPC Rating: E

offers in the region of

£480,000



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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SLY111547 - 0009

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