

for sale

offers in the region of **£300,000** Freehold



Waterside Drive Hockley Birmingham B18 5RY

Well presented 4 bedroom town house located in Hockley area. With study/office area. Family bathroom and ensuite. Large garden, front facing balcony, driveway and garage providing further off road parking.



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Property Details

Entrance Hall

Double glazed door to the front of the property, under stairs cupboard, central heating radiator, laminate wood flooring.

Cloakroom

W.C, wash hand basin, tiling, central heating radiator, extractor fan.

Study/office 5' 3" x 6' 10" (1.60m x 2.08m)

Front facing double glazed window, central heating radiator.

Kitchen 11' 4" x 18' (3.45m x 5.49m)

Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink and drainer, tiling to splash prone areas, electric oven and gas hob with cooker hood over, plumbing available for a dishwasher, space for a fridge freezer, central heating radiator, rear facing double glazed window, doors leading to the hall, garden and garage.

Utility Area 5' 8" x 7' 11" (1.73m x 2.41m)

Wall and base units with work surfaces over, stainless steel sink and drainer, plumbing available for a washing machine, tiling to splash prone areas, central heating radiator, wall mounted boiler.

Lounge 11' 6" x 21' (3.51m x 6.40m)

Front facing double glazed window, one central light point, central heating radiator.

Bedroom One 10' 7" x 11' 6" (3.23m x 3.51m)

Rear facing double glazed windows, fitted wardrobes, two central heating radiators.

Ensuite

Shower cubicle, wash hand basin, W.C, extractor fan, tiling to splash prone areas, tiled flooring, central heating radiator.

Bedroom Two 8' 4" x 16' (2.54m x 4.88m)

Front facing double glazed window, fitted wardrobes, central heating radiator, laminate wood flooring, patio doors leading to the balcony overlooking the canal.

Family Bathroom

Double glazed window to the rear of the property, central heating radiator, bath with mixer taps and shower over, wash

hand basin, W.C, Extractor fan, spot lights, tiling to splash prone areas.

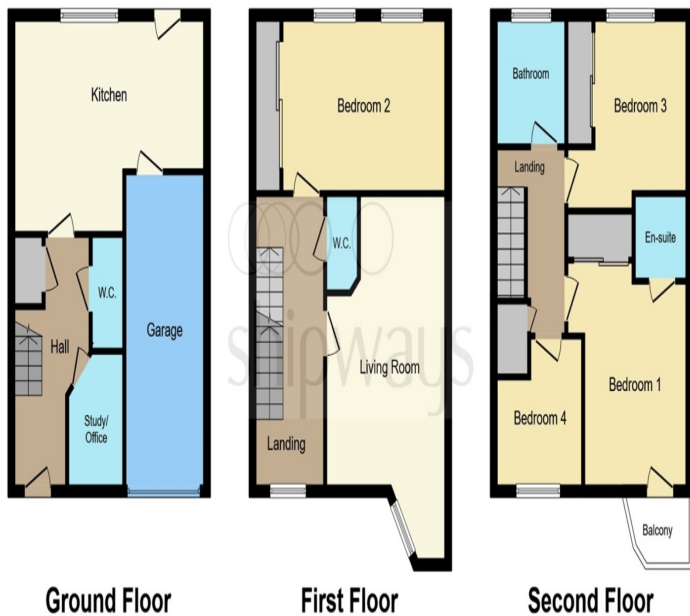
Bedroom Three 11' 11" x 12' (3.63m x 3.66m)

Rear facing double glazed window, fitted wardrobes, central heating radiator, laminate wood flooring.

Bedroom Four 8' x 8' 6" (2.44m x 2.59m)

Front facing double glazed window overlooking the canal, central heating radiator, laminate wood flooring.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Tenure: Freehold

EPC Rating: C

Property Ref: DIG108315 - 0013

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