

for sale

offers in the region of **£245,000**



Wasdale Road Birmingham B31 1QH

AN IDEAL FIRST TIME PURCHASE - A three bedroom property, offering kitchen diner with separate lounge, bathroom, driveway & enclosed rear garden. Property has easy routes to the City Centre.

Wasdale Road Birmingham B31 1QH

Approach

Driveway supplying off road parking.

W.C

W.c, wash hand basin, radiator.

Lounge

15' 8" x 15' (4.78m x 4.57m)

Having a double glazed window to the front, tiled flooring, radiator and door into kitchen.

Kitchen/Diner

16' 6" x 12' 5" (5.03m x 3.78m)

Fully fitted kitchen with wall and base units, work surfaces, sink and drainer, integrated oven/hob/microwave, space for appliances, patio door opening into rear garden.

Double glazed window and radiator.

Landing

Doors off to:

Bedroom One

8' 3" x 13' 6" (2.51m x 4.11m)

Double glazed window to the rear and radiator.

Bedroom Two

7' 8" x 11' (2.34m x 3.35m)

Double glazed window to the front and radiator.

Bedroom Three

7' 6" x 7' 6" (2.29m x 2.29m)

Double glazed window to the front and radiator.

Shower Room

Walk in shower, wash hand basin, w.c, tiled, double glazed window.

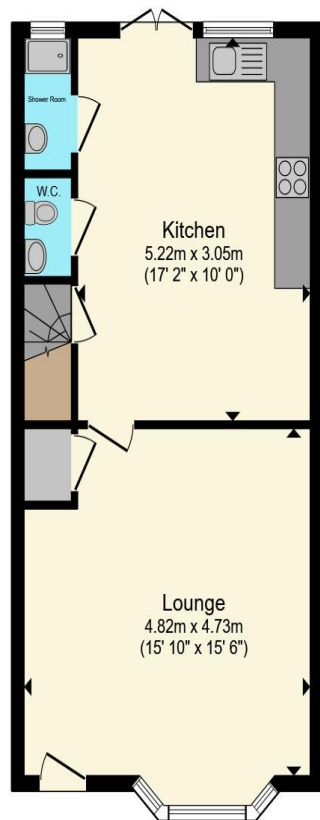
Rear Garden

Lawn.

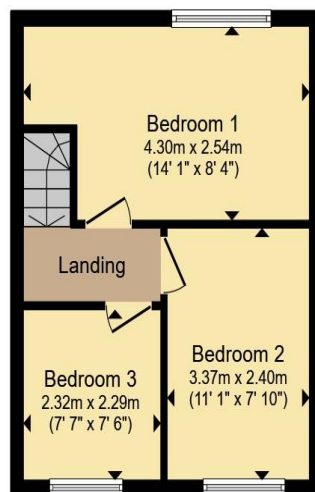








Ground Floor



First Floor

Total floor area 79.0 m² (851 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

Property Ref: DIG113123 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/DIG113123

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk