



Black and White
CLEARLY A BETTER SERVICE

9 FALKLAND WAY, BIRMINGHAM, B36 0LT
GUIDE PRICE £175,000





This Family home consists of 3 Good size Bedrooms, Fitted kitchen, large lounge with front and rear gardens.
Full Central Heating throughout.

Located in a peaceful residential area of B37, Falkland Way is a charming three-bedroom terraced house, perfect for families seeking a spacious home with modern amenities and garden. This property boasts modern decor throughout and is situated within close proximity to local schools, shops, and transport links, making it an ideal choice for convenient living.

Ground Floor:

Entrance Hall:

Upon entering, you are greeted by a welcoming entrance hall that leads to the main living areas of the house.

**Lounge:**

The spacious lounge features large windows that allow plenty of natural light, creating a bright and airy atmosphere. The room is tastefully decorated with modern finishes, providing a comfortable space for relaxation and entertaining.

**Kitchen/Dining Room:**

The contemporary fitted kitchen includes a range of base and eye level units with worktop space over, a stainless steel sink with single drainer and mixer tap, offering a layout that is perfect for family meals and gatherings.

First Floor:

Landing: The landing provides access to the bedrooms and the family bathroom.

Bedroom 1:

A spacious master bedroom with ample space for a king-size bed and additional furniture. The room features modern decor and a large window that overlooks the front of the property.

Bedroom 2:

A well-proportioned second bedroom with a window to the rear, with views of the garden.

**Bedroom 3:**

A good-sized third bedroom, ideal for use as a child's room, guest room, or home office. The window overlooks the front of the property.



Family Bathroom:

The stylish family bathroom is fitted with a modern three-piece suite comprising a bathtub with shower over, a wash hand basin, and a low-level WC. The room is finished with contemporary tiles and fixtures.

Outside:

Front Garden:

The front garden features a neat lawn area and a pathway leading to the front door.



Rear Garden:

The rear garden offers a large lawn area that is perfect for children to play and for hosting outdoor gatherings. The garden is enclosed by fencing, providing privacy and security.

Garage

The single Garage is situated to the rear of the property.