



Warrington Drive, Birmingham





Property Description

This superbly presented much improved modern style Four bed semi-detached property occupies an enviable and sought after cul-de-sac location set within close proximity of many desirable amenities including open space, shops and transport links. The excellent accommodation on offer includes a generous lounge, separate dining room, scenic gardens, guest cloakroom and garage. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

Approach

Driveway providing off road parking, lawn and gated access to the rear garden.

Reception Porch

Double glazed door to front elevation.

Entrance Hallway

Stairs to first floor and central heating radiator.

Guest W.C

Double glazed window to front elevation, central heating radiator, WC, wash hand basin and vinyl flooring.

Lounge

18' 9" into bay x 11' 6" (5.71m into bay x 3.51m)
Double glazed bay window to front elevation, gas fire and central heating radiator.

Dining Room

13' 11" x 9' 6" (4.24m x 2.90m)
Double glazed sliding patio door to rear elevation and central heating radiator.

Kitchen

14' 1" x 7' 11" (4.29m x 2.41m)
Double glazed window to rear elevation, a range of wall and base units with solid work surface over incorporating a sink with drainer, integrated oven, hob, microwave and fridge/freezer, storage cupboard and central heating radiator.



Landing

Loft access and doors off to:

Bedroom One

14' 7" x 11' 3" (4.45m x 3.43m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

11' 11" into bay x 11' 4" (3.63m into bay x 3.45m)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

10' 2" x 7' 7" (3.10m x 2.31m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

8' 10" x 7' 1" (2.69m x 2.16m)

Two double glazed windows to front elevation, storage cupboard and central heating radiator.

Bathroom

Double glazed window to side elevation, wash hand basin, WC, bath with electric shower over, vinyl flooring and central heating radiator.

Garden

Landscaped rear garden with patio area, gravelled area and mature plants and shrubs.

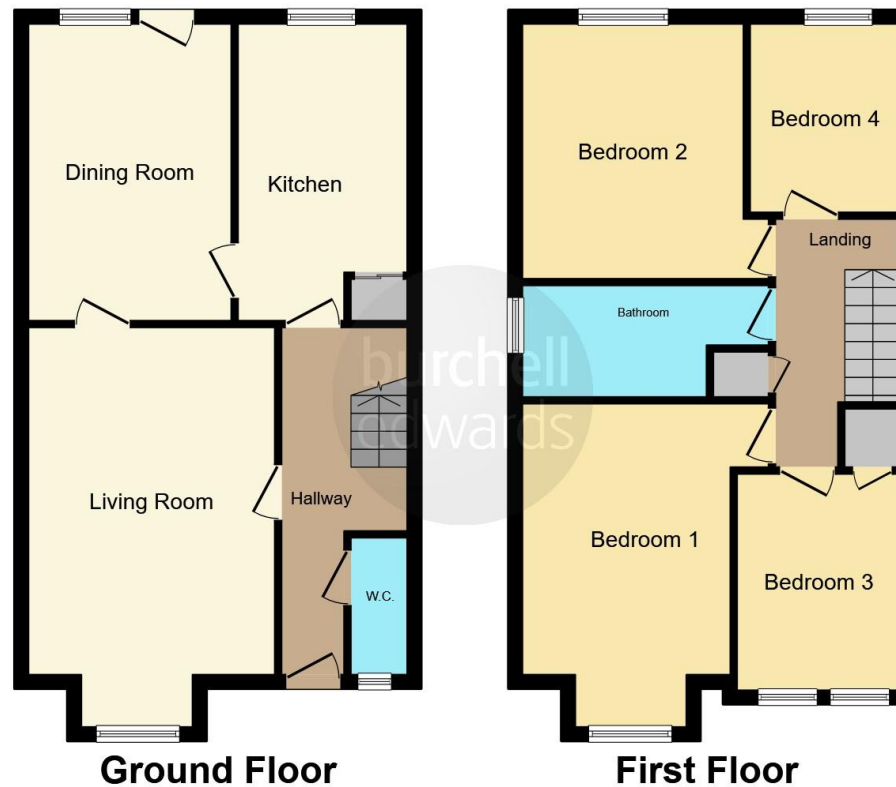
Garage

Up and over door, double glazed door giving access out to the rear garden, power supply and light point.









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EPC Rating: C

Tenure: Freehold

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