



Warrington Drive, Birmingham





Property Description

This superbly presented modernised four bed semi-detached property is situated in the heart of an enviable cul-de-sac location. Based within proximity of many desirable amenities including open space, shops and transport links, the excellent accommodation includes a generous lounge, amazing open-plan kitchen diner, detached garage, a landscaped garden with summer house and ample storage. An early viewing is essential in order to fully appreciate the opportunity on offer.

Entrance Hallway

Composite entrance door, Central heating radiator, engineered wood flooring and stairs to first floor.

W.C

Double glazed window to front elevation, W.C, wash hand basin and central heating radiator.

Lounge

18' 6" x 11' 2" (5.64m x 3.40m)

Double glazed bay window to front elevation, engineered wood flooring and central heating radiator.

Kitchen

22' 1" x 17' 7" (6.73m x 5.36m)

Double glazed window to rear elevation, double glazed French doors to rear elevation, a range of wall and base units with Quartz work surfaces over incorporating a stainless steel sink with drainer unit, electric oven, 5 ring gas hob, three central heating radiators, space for dishwasher, tiled flooring and central heating boiler within cupboard.

Utility Room

19' 6" x 7' 8" (5.94m x 2.34m)

Double glazed window to side elevation, composite rear entrance door, a range of wall and base units, tiled flooring and central heating radiator.

Bedroom One

14' 8" x 9' 7" (4.47m x 2.92m)

Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

10' 2" x 11' 9" (3.10m x 3.58m)

Double glazed window to rear elevation, central heating radiator and carpet.

Bedroom Three

8' 9" x 7' (2.67m x 2.13m)

Two double glazed windows to front elevation, central heating radiator and engineered wood flooring.

Bedroom Four

9' 8" x 7' 8" (2.95m x 2.34m)

Double glazed window to rear elevation, engineered wood flooring and central heating radiator.

Bathroom

W.C, wash hand basin, bath, electric shower over the bath, separate double shower cubicle, extractor fan, tiling to walls and tiled flooring.

Summer House

12' 3" x 9' (3.73m x 2.74m)

Two double glazed bi folding doors, electrical heating radiator, electric power points, wired ethernet connection point, lighting and vinyl flooring.

Rear Garden

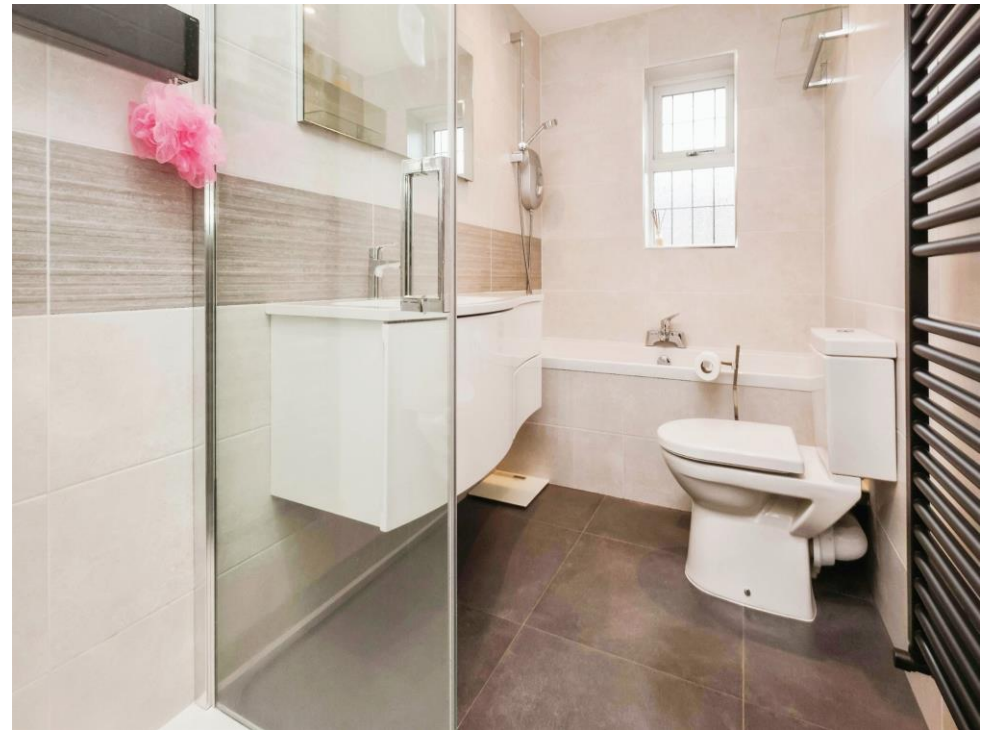
Ornate slabbed patio, astro turf lawn, planted borders, storage shed and established trees to aid privacy.

Garage

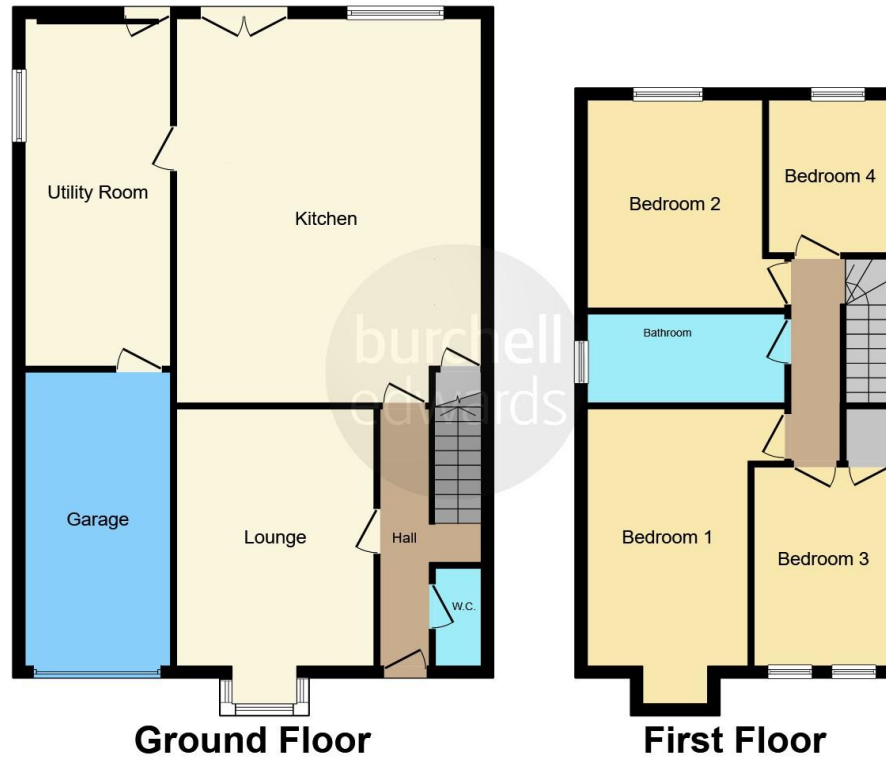
19' x 7' 8" (5.79m x 2.34m)

Up and over door and concrete flooring,









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EPC Rating: C

Tenure: Freehold

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