



Mallory Rise, Birmingham





## Property Description

Location is everything with this property, tucked away at the end of a cul de sac off Wake Green Road. Fantastic road links to Moseley & Kings Heath where work has already started to reopen the train stations. There is easy road links to Motorways, Birmingham city centre and hospitals. Schools within the area come highly recommended

## Wc

Obscure double glazed window to front elevation. Toilet with separate washbasin with mixer taps and vanity unit. Extractor fan and central heating radiator.

## Reception Two

10' 5" x 13' 7" ( 3.17m x 4.14m )  
Double glazed window to side elevation and central heating radiator.

## Reception One

13' 1" x 19' 11" ( 3.99m x 6.07m )  
Double glazed sliding doors to rear elevation, separate double glazed window to rear elevation. Two central heating radiators either side of the room.

## Kitchen

9' 1" x 13' 7" ( 2.77m x 4.14m )  
A range of modern high gloss wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob and central heating boiler. Ceiling spot lights, further spot lights set into kickboard. Cupboard housing combi boiler. Double glazed window to front elevation with obscure double glazed door giving side access.

## Utility Room

4' 4" x 5' 6" ( 1.32m x 1.68m )  
Plumbing for washing machine, space for tumble dryer. Storage cupboards above.

## Conservatory

13' 6" x 11' 11" ( 4.11m x 3.63m )  
UPVC double glazed window to side elevation, Double glazed french doors leading to garden.



## Bedroom One

12' 9" x 13' 1" ( 3.89m x 3.99m )

Double glazed window to rear elevation, central heating radiator and fitted wardrobes

## Bedroom Two

12' 1" x 13' 6" ( 3.68m x 4.11m )

Double glazed window to front elevation, central heating radiator and fitted wardrobes with sliding mirrored doors.

## Bedroom Three

10' 6" x 8' 4" ( 3.20m x 2.54m )

Double glazed window to rear elevation, central heating radiator and fitted wardrobe

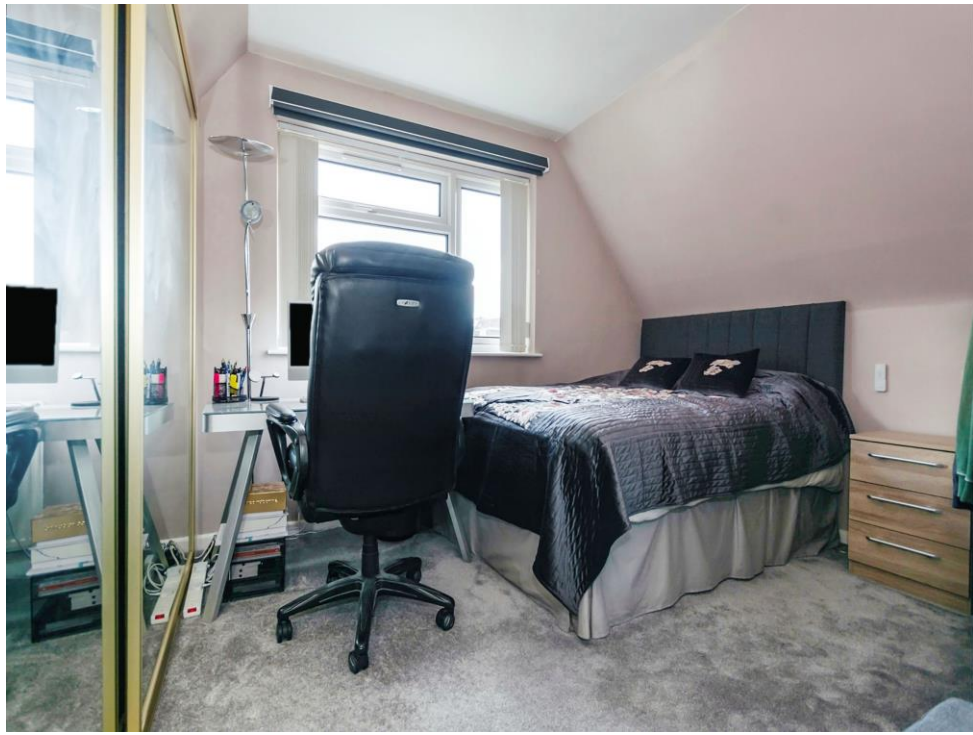
## Bathroom

Walk in shower with glass screen, W.C and wash hand basin.

## Loft

Boarded and insulated with lighting.

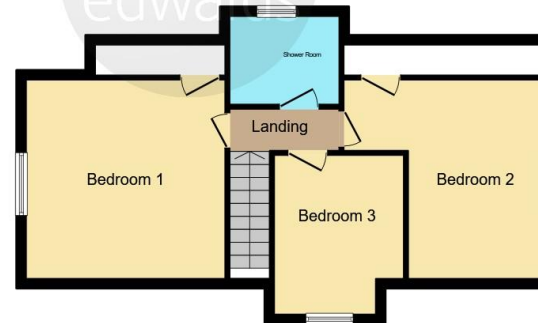








**Ground Floor**



**First Floor**

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**EPC Rating: E**

**Tenure: Freehold**

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