



Weston Lane, BIRMINGHAM

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edwards



Property Description

A well-presented two-bedroom mid-terrace home, ideally located within walking distance of the train station offering direct links into Birmingham city centre. The property features two spacious reception rooms, a fitted kitchen, two good-sized bedrooms, an upstairs family bathroom, and a private rear garden. Close to local shops, schools, and amenities, this home is perfect for first-time buyers, professionals, or investors alike.

Lounge

11' 1" x 13' 8" into bay (3.38m x 4.17m into bay)
Double glazed bay window to front elevation, central heating radiator and under stairs storage.

Dining Room

11' 6" x 11' 3" (3.51m x 3.43m)
Double glazed window to rear elevation, central heating radiator and built in storage unit, integrated fridge freezer

Kitchen

10' 4" x 5' 10" (3.15m x 1.78m)
Double glazed window to side elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring, space for appliances. integrated oven and microwave and gas hob.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower, air vent, tiling to walls and floor. Built in bathroom storage unit, heated towel rail and boiler cupboard

Bedroom One

11' 2" x 11' 4" (3.40m x 3.45m)

Double glazed window to front elevation, central heating radiator, fitted storage units and built in wardrobes

Bedroom Two

11' 4" x 10' 10" (3.45m x 3.30m)

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

Loft Space

Accessible via a retractable ladder, fully insulated, features floorboards, and includes a light switch for added convenience

Garden

Outdoor garden storage and toilet, slabbed patio, laid to lawn with fence surround. Outdoor storage and outside W.C.









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.focalagent.com

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183 Stratford Road Shirley
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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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