



## 152 Wisley Way, Birmingham

£245,000 Freehold

Hadleigh Estate Agents are delighted to offer this fantastic three bedroom terraced property for sale. Offering well presented accommodation throughout, this home is ideal for first time buyers, families and investors alike.

The property briefly comprises fore garden, welcoming porch and entrance hallway, and spacious reception room. To the rear is a modern fitted kitchen complete with integrated appliances and dining area, further benefitting from a convenient guest WC. The first floor accommodation offers two double bedrooms, a further single bedroom and modern family bathroom. To the rear of the property is a private garden.

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### **Entrance Hallway / Porch**

UPVC double glazed doors and window to side elevation, hallway with wooden laminate flooring and ceiling light points, providing access to lounge, kitchen and guest w/c.

### **Guest W/C**

Tiled throughout, with low level WC and hand wash basin.

### **Lounge**

Spacious living area complete with wooden laminate flooring, two ceiling light points and double glazed window to front elevation.



### **Kitchen**

Modern fitted kitchen boasting a range of base and wall units, including integrated appliances. Extractor over, sink unit and space for washing machine and tumble dryer. Tiled flooring and double glazed window to the rear elevation.





### Dining Room

Spacious dining area flooded with natural light, complete with wooden laminate flooring, double glazed French doors to the rear garden and central heating radiator.

### Master Bedroom

Neutral double bedroom with double glazed window to the front elevation. Carpeted flooring, gas central heating radiator and ceiling light point



### Bedroom Two

Further double bedroom with double glazed window to the rear elevation. Carpeted flooring, gas central heating radiator and ceiling light point.



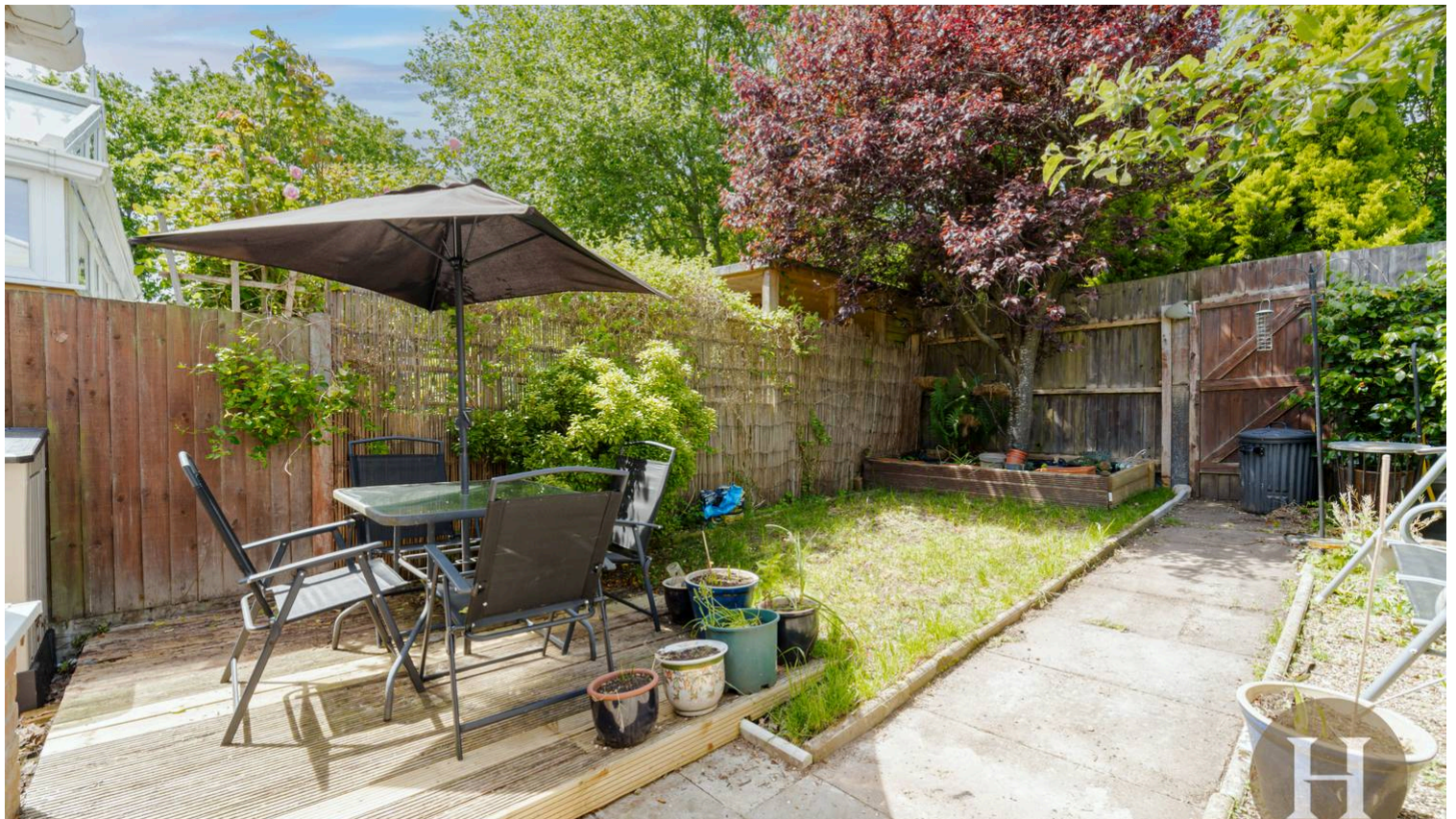


### **Bedroom Three**

Single bedroom with carpeted flooring, double glazed windows to rear elevation.

### **Bathroom**

Modern bathroom suite tiled throughout, with mains shower over bath and glass shower door. Fitted vanity unit and low level WC. Obscure glazed window to the front elevation, ceiling spotlights and gas central heating towel rail.



Council Tax band: A

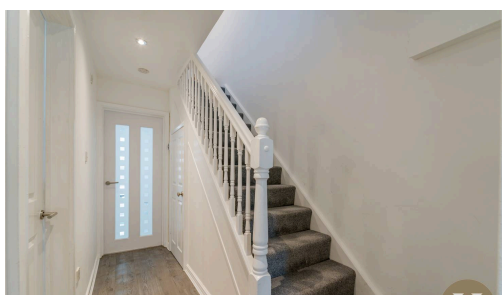
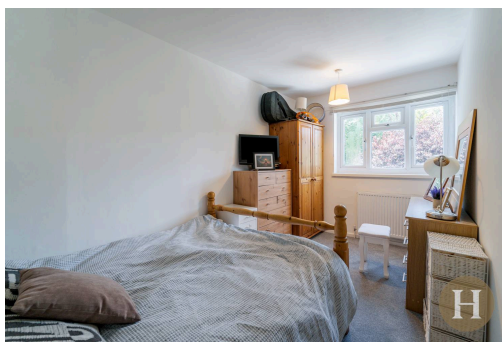
Tenure: Freehold

EPC Energy Efficiency Rating: C

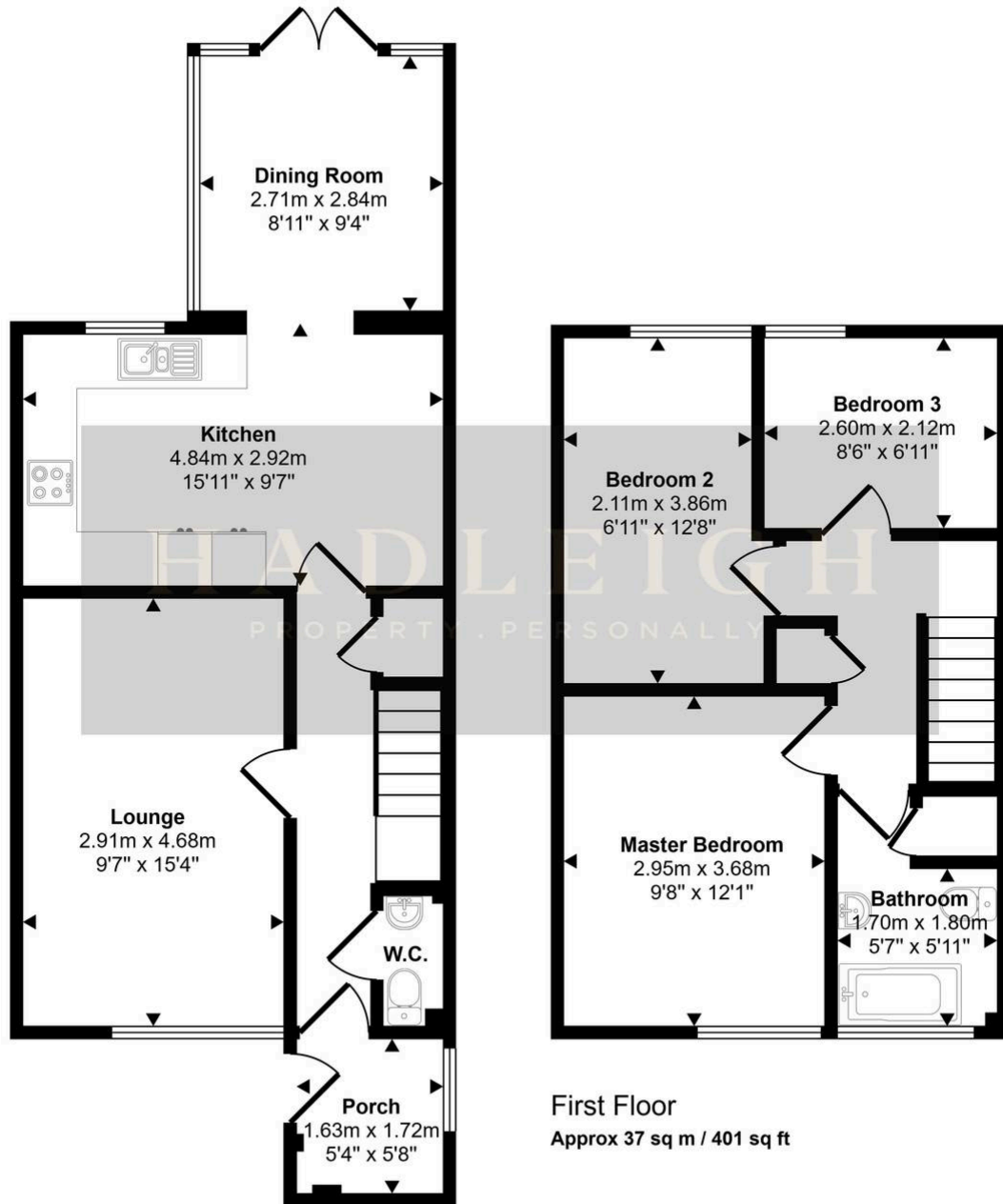
EPC Environmental Impact Rating: C



- › Three bedroom terraced home
- › Spacious reception room
- › Modern kitchen/diner with integrated appliances
- › Two double bedrooms & one single
- › Private rear garden



Approx Gross Internal Area  
85 sq m / 915 sq ft



**Ground Floor**  
Approx 48 sq m / 514 sq ft

**First Floor**  
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.