



Old Moat Way  
Birmingham

burchell  
edwards

# Old Moat Way Birmingham B8 2DL

for sale  
**£240,000**



## Property Description

Situated in a popular residential location, this well-presented three-bedroom end-terrace property offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, families, or investors alike.

The property is in good condition throughout and briefly comprises a welcoming entrance hallway, a comfortable living room, and a spacious kitchen/diner, providing the perfect space for both everyday family life and entertaining guests.

To the first floor are three well-proportioned bedrooms and a family bathroom, offering ample accommodation for growing families.

Externally, the property benefits from off-road parking, together with both front and rear gardens, providing outdoor space for relaxation, gardening, or family enjoyment.

Conveniently located close to a range of local amenities, schools, green spaces, and public transport links, this fantastic home combines comfort, practicality, and convenience in an established Birmingham neighbourhood.

## Entrance Porch

Door to side elevation, tiled flooring and storage.

## Entrance Hallway

Door to side elevation laminate flooring, stairs to first floor accommodation and central heating radiator.

## Lounge

Double glazed window to front elevation, central heating radiator and laminate flooring, T.V point, two ceiling light points.

## Kitchen

Double glazed window to rear elevation and

double-glazed patio door to rear elevation to garden. Pantry, central heating radiator, laminate flooring, a range of wall and base units with work surface over incorporating a sink with drainer unit. Gas cooker, space and plumbing for washing machine.

## Landing

Stairs form hallway, loft access via hatch and ceiling light, two storage cupboards.

## Bedroom One

Double glazed window to front elevation, ceiling lights, central heating radiator, laminate flooring and fitted wardrobes.

## Bedroom Two

Double glazed window to rear elevation, central heating radiator, laminate flooring and fitted wardrobes, ceiling lights.

## Bedroom Three

Double glazed window to rear elevation, ceiling light, laminate flooring and central heating radiator.

## Bathroom

Double-glazed opaque window to rear elevation. Vanity W.C and wash hand basin, bath with mixer taps, shower over bath and heated chrome towel rail, laminate flooring.

## W.C Ground Floor

Laminate flooring and wash hand basin, W.C., ceiling light.

## Front Garden

Paved pathway, lawn, double entrance gate access.

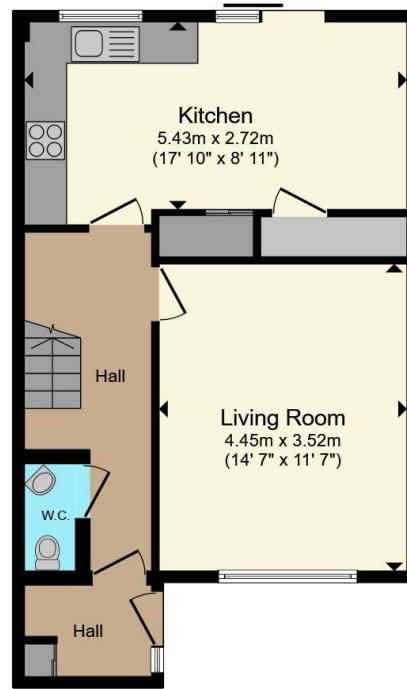
## Rear Garden

Off-road parking access via double gates, paved patio area, lawn, plants and storage.

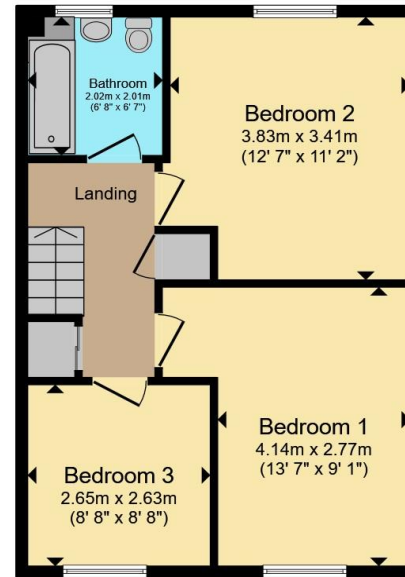








**Ground Floor**



**First Floor**

Total floor area 89.1 m<sup>2</sup> (959 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: A

Tenure: Freehold

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