

Three Oaks Road, Wythall, Birmingham, B47 6HQ

Offers Over £400,000

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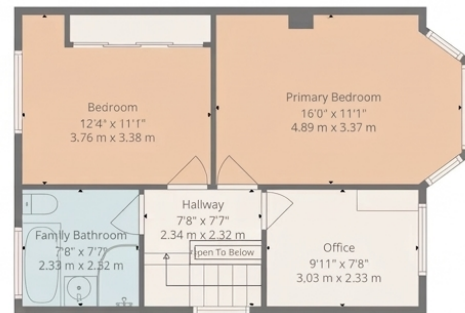
A Beautifully Presented Three-Bedroom Home with a Dedicated Home Office - NO CHAIN

Key Features

- **Three Versatile Bedrooms:** Well-proportioned sleeping accommodations ideal for growing families or professional couples.
- **Spacious Lounge (13'3" x 9'11"):** A bright and inviting main reception room offering a versatile layout for relaxing and entertaining.
- **Generous Master Bedroom (12'9" x 9'10"):** A large, light-filled double bedroom with ample space for wardrobes and furniture.
- **Welcoming Entrance Hallway (9'7" x 5'11"):** A spacious entry area creating an excellent first impression and transition between rooms.
- **Prime Location:** Situated close to local amenities, schools, and transport links.
- **Dedicated Home Office:** The third bedroom is currently utilized as a quiet, functional workspace, perfect for remote work.
- **Separate Extended Kitchen (6'3" x 10'8"):** Thoughtfully configured to maximize counter space and storage workflow.
- **Well-Appointed Family Bathroom (5'11" x 5'7"):** Conveniently located central bathroom suite, complemented by a separate downstairs cloakroom/WC adding practicality for guests and everyday family needs.
- **Scope to extend,** subject to further planning permission.



Ground Floor



1st Floor

Total: 1213 sq. Ft, 113 m2
 Ground Floor: 700 sq. Ft, 65 M2, 1st Floor: 513 sq. Ft, 48 m2
 Excluded Areas: Half Bath: 39 sq. Ft, 4 M2, Conservatory: 110 sq. Ft, 10 M2, Open To Below: 4 sq. Ft, 0 M2,
 Walls: 125 sq. Ft, 11 m2

Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

