

for sale

£250,000 Freehold

Wadsworth Knoll Birmingham B35 7DR

Well-presented two-bedroom semi-detached home situated in a popular residential location in Erdington. Offered in excellent condition throughout, the property benefits from a spacious lounge, modern kitchen/dining room, downstairs WC, two double bedrooms, family bathroom and allocated parking.



Property Details

Entrance Hall

Entered via the front door, with stairs rising to the first-floor accommodation and access to the lounge.

Lounge

A spacious and well-presented reception room with a front-facing window, useful understairs storage and access through to the inner hallway.

Ground Floor Wc

Fitted with a low-level WC and wash hand basin.

Kitchen/Dining Room

A modern fitted kitchen comprising a range of wall and base units with work surfaces over, incorporating a sink and drainer unit, space for appliances and ample room for a dining table. Double doors provide access to the rear garden.

First Floor Landing

Providing access to both bedrooms and the family bathroom.

Bedroom One

A generous double bedroom with a front-facing window and space for additional bedroom furniture.

Bedroom Two

A spacious double bedroom overlooking the rear.

Bathroom

Fitted with a three-piece suite comprising a bath with shower over, wash hand basin and low-level WC.





To view this property please contact Burchell Edwards on

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Property Ref: ERD207459 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: A

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