

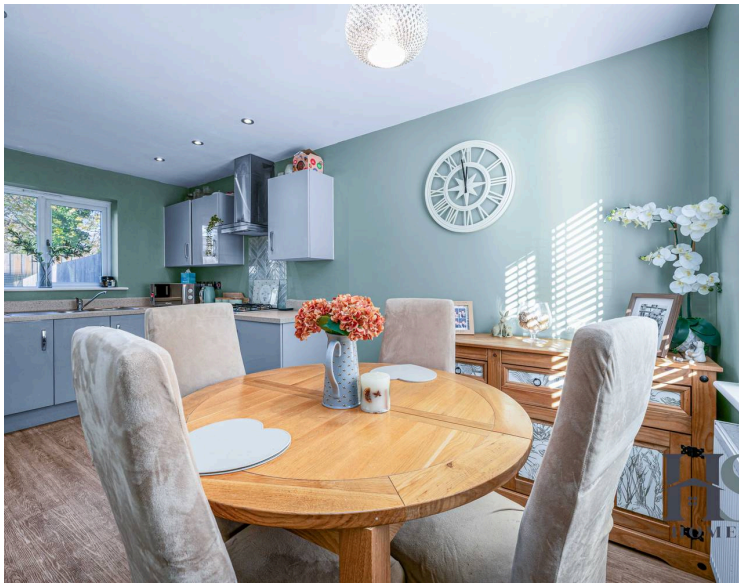




44 Welby Road, Birmingham

£375,000 Freehold

Modern three-storey family home. • Spacious and well-presented accommodation. • Four-bedroom property over three floors. • Spacious lounge with feature fireplace. • Impressive extended conservatory with glazed roof lantern. • Contemporary fitted kitchen with dining area. • Ground floor guest WC. • Additional second-floor shower room. • Enclosed rear garden with artificial lawn and patio area. • Private driveway providing off-road parking.





A beautifully presented and spacious modern family home offering versatile accommodation arranged over three floors. Situated in a popular residential location in Hall Green, the property benefits from contemporary interiors, a stylish fitted kitchen/diner and an impressive extended conservatory with a striking glazed roof lantern.

The ground floor comprises an entrance hallway, downstairs WC, comfortable lounge with feature fireplace and French doors leading through to the rear conservatory. The modern fitted kitchen offers a range of wall and base units, integrated cooking appliances and a dedicated dining area, creating an excellent space for everyday family living and entertaining.To the first floor are two well-proportioned bedrooms and a family bathroom, with two further bedrooms on the second floor, together with an additional shower room.

Externally, the property benefits from a private driveway providing off-road parking to the front, while the rear garden offers a combination of artificial lawn and patio areas, enclosed by timber fencing.An excellent family home offering generous accommodation, useful additional living space and convenient access to local amenities and transport links.

Entrance Hallway **-**Welcoming entrance hallway with wood-effect flooring, neutral décor and access to the ground floor accommodation. Stairs lead to the first floor.

Downstairs WC

Convenient ground floor cloakroom fitted with a WC and wash hand basin, complemented by contemporary contrasting wall décor and tiled flooring.

Lounge -A spacious and well-presented reception room featuring attractive wood-effect flooring, a stylish feature fireplace with inset electric fire and contemporary décor. There is ample space for lounge furniture, with French doors providing access through to the rear conservatory.

Conservatory / Extended Reception Room

A fantastic addition to the property, this impressive extended rear reception space benefits from a striking glazed roof lantern, extensive glazing and French doors opening directly onto the rear garden. Offering excellent natural light and wood-effect flooring, the room provides versatile additional living accommodation, ideal as a family room, playroom or entertaining space.

Kitchen/Dining Room

A modern fitted kitchen comprising a range of contemporary grey wall and base units, complementary work surfaces and tiled splashbacks. Features include an integrated oven, gas hob and extractor hood, with additional space for appliances. The room benefits from a window overlooking the rear aspect and provides ample space for a dining table and chairs.













Total area: approx. 116.1 sq. metres (1250.1 sq. feet)

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