



Welby Road, Birmingham





Property Description

A Modern Two-Bedroom Semi-Detached Home - Just 2 Minutes from Hall Green Station!

This well-presented two-bedroom semi-detached property offers the perfect blend of convenience, comfort, and style - ideal for first-time buyers, downsizers, or investors alike.

Situated just a 2-minute walk from Hall Green Station, this home provides excellent commuter access, getting you into Birmingham City Centre in as little as 8 minutes.

Inside, the property features a spacious master bedroom with en-suite shower room, a second well-proportioned bedroom, and a modern family bathroom. Downstairs, you'll find a stylish kitchen, a bright and airy living room/diner ideal for entertaining or relaxing, and a downstairs WC for added convenience.

Outside, the property benefits from off-road parking and a private rear garden - perfect for outdoor enjoyment and low-maintenance living.

Early viewing is highly recommended to appreciate the location and accommodation on offer.

Guest W.C

W.C, wash hand basin with vanity unit, central heating radiator.

Lounge

9' 2" x 16' 2" (2.79m x 4.93m)

Kitchen

9' 5" x 7' 9" (2.87m x 2.36m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, air filter, fridge freezer, washing machine, central heating radiator and spotlights.

Bedroom One

9' 3" x 11' 4" (2.82m x 3.45m)

Two double glazed windows to front elevation, central heating radiator and built in wardrobes.

En-Suite

Walk in shower, W.C, wash hand basin, heated towel rail and extractor.

Bedroom Two

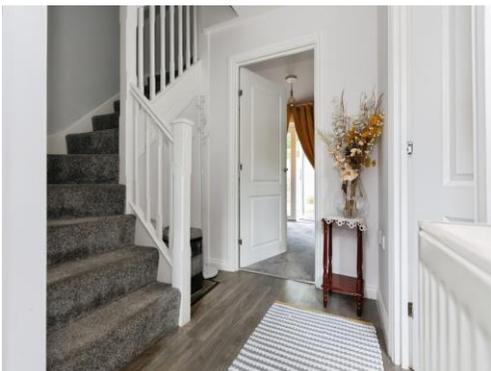
9' 7" into recess x 7' 5" plus recess (2.92m into recess x 2.26m plus recess)

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, bath, extractor, heated towel rail.

Rear Garden

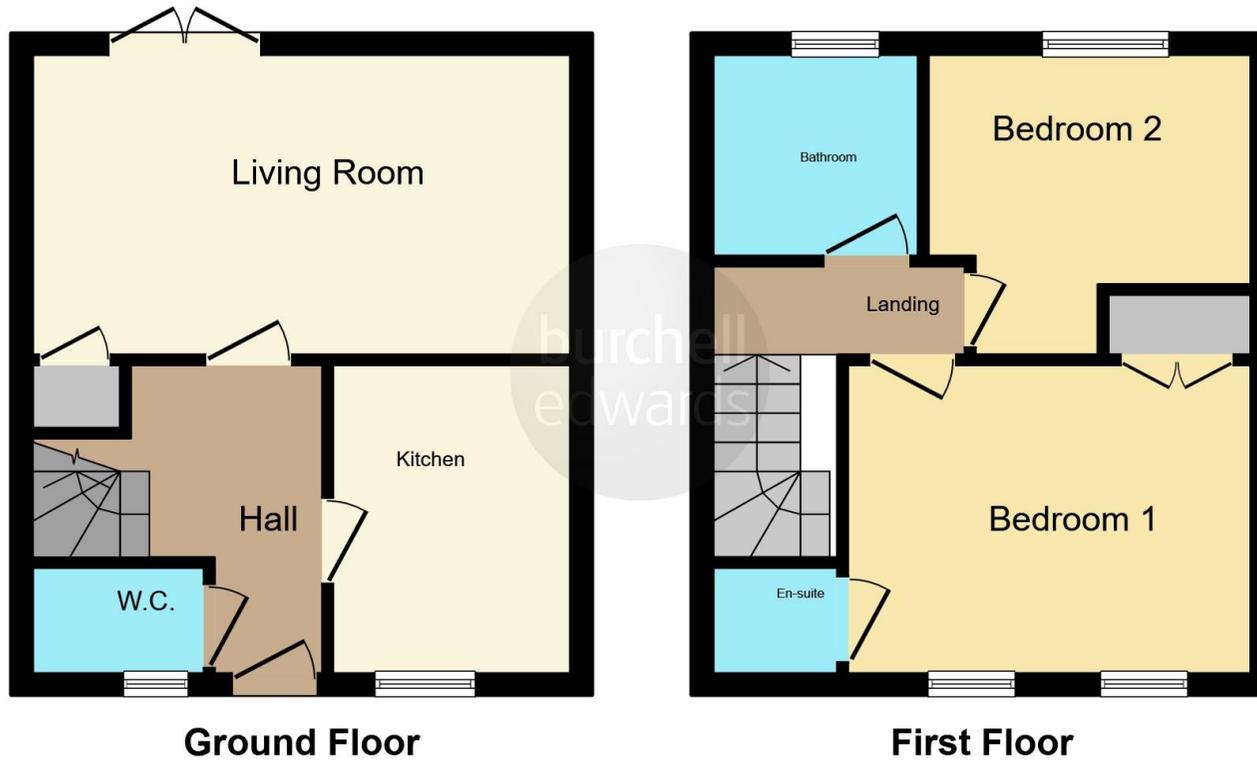
Paved patio, laid to lawn, storage shed, side access to frontage, outside tap and outside lighting.











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.focalagent.com

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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