

**MODERN THREE BEDROOM SEMI DETACHED HOME IN  
SUPER CONVENIENT LOCATION VERY CLOSE TO STIRCHLEY CENTRE**



**5 BREEDON WAY  
STIRCHLEY  
BIRMINGHAM B30 3AT**

- Modern three bedroom home in lovely location
- Central heating and double glazing
- Large lounge and fitted separate kitchen
- Off road parking for 2 cars
- Attractive garden
- No upward chain

**Offers Over £340,000**

A three bedroom semi detached home recently completed by 'Taylor Wimpey' offering modern living in an established residential area just a few steps away from sought after Stirchley Village with a range of bars and shopping, 'Aldi' and 'Morrisons' and near to Bournville station. The property benefits from gas central heating, double glazing, three bedrooms, bathroom and being only built in 2019 benefits from a high energy rating and the residue of a NHBRC warranty.

The property is approached via paved path to canopy porch with tarmac parking area for 2 cars in front of the house.

### THE ACCOMMODATION COMPRISES

**ENTRANCE HALL** with composite front door, stairs leading to first floor with traditional balustrade, understairs cloaks cupboard, radiator and doors to the kitchen and living room.

**FITTED CLOAKROOM** with a pedestal wash basin and close coupled WC



**SPACIOUS LOUNGE/DINING ROOM 12' 2" x 15' 9"** a spacious room with double glazed double opening French doors to the garden with full height side screens and radiator.



### **FITTED KITCHEN 11' 3" x 8' 10"**

Fitted with a range of modern wall, floor and drawer units with wood effect work surfaces over incorporating inset stainless steel sink and drainer, under cupboard lighting, gas hob with cooker hood over and stainless steel splashback, built in double oven in housing unit, space and plumbing for a washing machine, ceiling spotlighting, laminate flooring, radiator, double glazed window to the front and wall cupboard housing an 'Ideal' gas combi central heating boiler.

## FIRST FLOOR

**LANDING** with radiator, access to loft, doors off to:

**BEDROOM ONE 10' 2" x 13' 0" (plus wardrobes)** with double glazed window to front, double door built in wardrobes and radiator.

**BEDROOM TWO 10' 11" x 8' 0" (maximum)** with double glazed window and radiator.

**BEDROOM THREE 11' 8" x 7' 4"** with double glazed window, built in single wardrobe and radiator.

**MODERN BATHROOM** half tiled and with a white suite of panel bath with thermostatic mixer shower over, glass shower screen, pedestal wash hand basin and close coupled WC, heater and spotlighting.



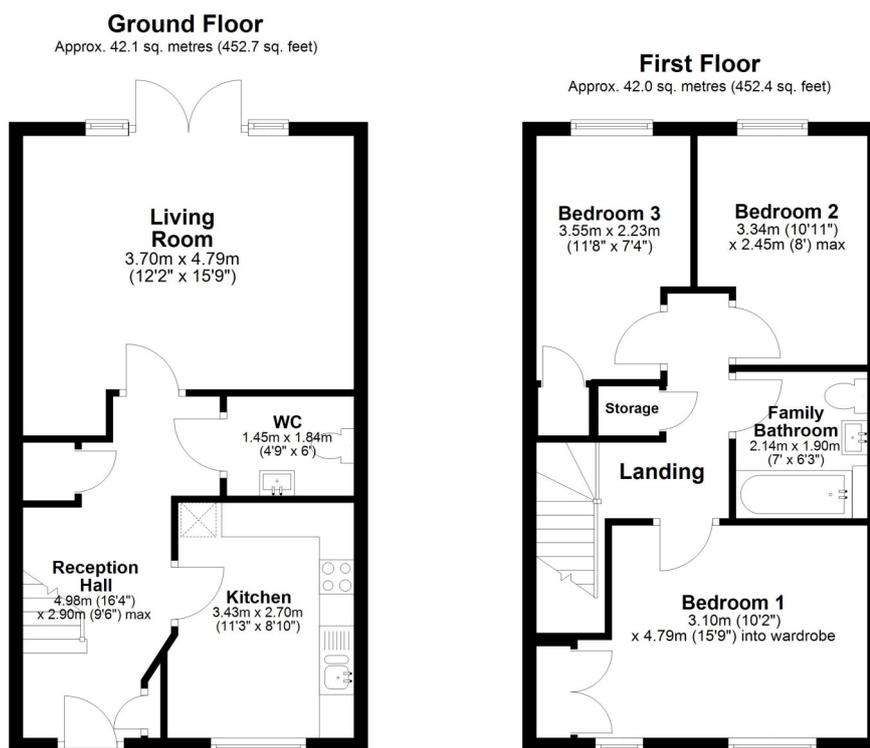
## OUTSIDE

**PRIVATE REAR GARDEN** facing west so enjoying the afternoon sun with an attractive paved patio, lawned area with paved path leading to a rear garden shed, fenced to the boundaries, side entrance.



## GENERAL INFORMATION

**TENURE** We are informed the property is Freehold.  
**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641  
**EPC Rating** B 84  
**Council Tax Band** 'C' Birmingham



Total area: approx. 84.1 sq. metres (905.1 sq. feet)

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.