



Great position

Extended new Wren breakfast kitchen & new bathroom

Further detailed information on

Immaculate landscaped garden with summerhouse/bar at the bottom of the beautiful garden.

Freehold



Description

Early viewing is a must on this beautiful three bedroom extended semi-detached home. Comprising briefly of hallway, lounge/diner, conservatory, immaculate landscaped, amazing garden with impressive feature fish pond. Brand new high gloss grey Wren kitchen/breakfast room. Downstairs W.C. Garage with electric roller shutter door. Main bedroom has Juliette balcony and double opening French doors. Brand new bathroom. Second double bedroom and third single bedroom. Driveway for 2 cars leading to enclosed front entrance porch. This house needs to be seen as located in a superb position.

Approach

Driveway leads to enclosed front entrance porch.

Entrance Hall 14' 0" x 6' 1" (4.26m x 1.85m)

Doors to lounge/diner and kitchen. Stairs to first floor accommodation. Radiator.

Lounge/Diner

Double glazed bay window to front. Wood burner. 2 x radiators. Double glazed sliding doors to conservatory.

Conservatory 15' 7" x 12' 6" (4.75m x 3.81m)

Double glazed windows with opening windows. French double opening doors with anti-snap handles to garden. Radiator.

Kitchen/Breakfast Room 15' 5" x 14' 4" (4.70m x 4.37m)

Extended. New Wren fitted high gloss grey kitchen with wall and base units and sparkle work surfaces, splash-backs incorporating a one and a half sink drainer unit with mixer tap. Built in dishwasher and extractor canopy. Double glazed French doors to garden. Door to garage and downstairs W.C. 2 x Sky light windows. Radiator.

W.C

Low level W.C. Wash hand basin. Heated towel rail. Door to garage.

Bedroom 1 16' 3" x 9' 11" (4.95m x 3.02m)

Double glazed French doors opening onto Juliette balcony. Plus 2 x double glazed floor to ceiling windows all over looking garden. Radiator.

Bedroom 2 13' 1" x 11' 0" (3.98m x 3.35m)

Double glazed bay window to front. Radiator.

Bedroom 3 7' 7" x 6' 0" (2.31m x 1.83m)

Double glazed window to front. Radiator.

Landing

Double glazed frosted window to side. Loft access. Loft is insulated and has a ladder.

Family Bathroom 9' 3" x 7' 0" (2.82m x 2.13m)

Refitted with panel bath and rain waterfall effect shower over. Low level W.C. Wash hand basin and vanity unit. Fully tiled walls. Heated towel rail. double glazed frosted window to rear and to side.

Garage 11' 0" x 7' 4" (3.35m x 2.23m)

Electric roller shutter door. Power. Light. Door into kitchen.

Back Garden



Energy performance certificate (EPC)

2, Legging Road BIRMINGHAM B38 9ER	Energy rating B	Valid until:	15 January 2029
		Certificate number:	0566-3826-7698-9191-7555

Property type	Detached house
Total floor area	88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		