





# Wensleydale Road Birmingham B42 1PR

for sale offers over  
**£290,000**



## Property Description

Wensleydale Road, B42 - Three Bedroom Home with Separate Annexe

Situated on the highly sought-after Wensleydale Road, this well-presented family home offers generous living space along with the rare benefit of a self-contained annexe at the rear of the garden.

The ground floor accommodation comprises an entrance porch, hallway, and a spacious living/dining room filled with natural light, leading through to a fitted kitchen.

On the first floor there are three bedrooms and a family bathroom, making it an ideal layout for families.

To the rear of the property, the annexe provides excellent additional living space with its own lounge, bedroom, and shower room - perfect for extended family, guests, or as a private home office.

The property further benefits from a private rear garden, with convenient access to the annexe, and is located close to local amenities, schools, and excellent transport links into Birmingham city centre and beyond.

This versatile home is well suited for families looking for extra space or those in need of independent living for relatives.

## Entrance Hall

Laminate flooring, One double radiator, One ceiling light point

## Lounge

24' 4" x 10' ( 7.42m x 3.05m )

Window to front double glazed, Two double radiators, Two ceiling light points, Laminate flooring, Through lounge

## Kitchen

11' x 5' 8" ( 3.35m x 1.73m )

Window to rear double glazed, Spotlights, Fitted kitchen, Tiled floor, Gas hob

## First Floor Accommodation

### Bedroom One

12' x 10' ( 3.66m x 3.05m )

Window to rear double glazed, One ceiling light point, One double radiator

### Bedroom Two

11' 7" x 9' 7" ( 3.53m x 2.92m )

Window to front double glazed, One ceiling light point, One double radiator

### Bedroom Three

6' 2" x 6' 2" ( 1.88m x 1.88m )

Window to front double glazed, One ceiling light point, One double radiator

## Bathroom

Window to rear double glazed, One ceiling light point, WC, Wash hand basin, Gas shower, Fully tiled



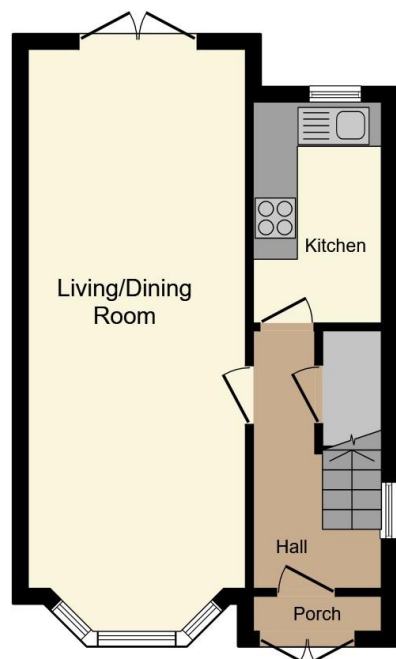




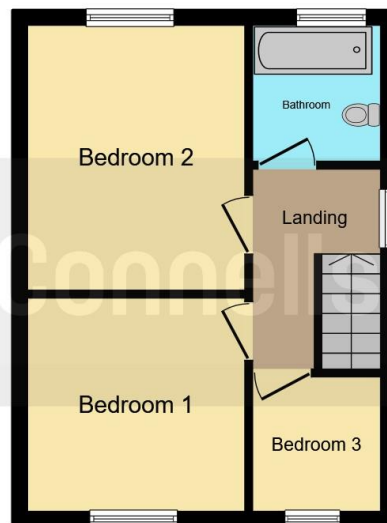








**Ground Floor**



**First Floor**



**Annexe**

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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: GBR312323 - 0004