



**Waterside Drive Hockley B18 5RY**

**Offers In The Region Of £300,000**

**midland  
residential**



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Midland Residential are pleased to present this well-presented four-bedroom 3-storey modern townhouse located in Hockley, Birmingham. Being close to local amenities and with easy access to several parts of Birmingham. The property comprises of: on the ground floor: an entrance hallway, study room, downstairs W.C, fitted kitchen-diner with utility area. On the first floor, there is a reception room, a guest WC, and bedroom. On the second floor, three bedrooms (master room with ensuite). The property further benefits from gas central heating, double-glazed windows, a front-facing balcony, a garage, and a driveway to the fore with a back garden. The sale of the property will form part of an upward sale. Water is supplied through a meter. Viewings by appointment only.

- 3-Storey Town House
- Family Bathroom
- Four Bedrooms
- Ensuite
- Reception Room
- Garage and Driveway
- Study Room
- EPC Rating C
- Fitted Kitchen
- Council Tax Band D

# Description

## Approach

### Entrance Hall

3 x 1.96 (9'10" x 6'5")

Having laminated flooring, central heating radiator, intruder alarm system (not tested), stairs leading to first floor, doors leading thereof, ceiling light point

### Study Room

2.10 x 1.60 (6'10" x 5'2")

Having a fitted carpet, central heating radiator, UPVC double glazed window to the fore, ceiling light point

### Downstairs WC

1.82 x 0.90 (5'11" x 2'11")

Having vinyl flooring, central heating radiator, wash hand basin, close coupled WC, extractor fan, ceiling light point

### Kitchen

3.46 x 5.56 (11'4" x 18'2")

Having tiled flooring, two central heating radiators, a selection of wall and base units, built in electric oven, gas hob, built-in cooker hood, stainless steel sink with mixer tap over, extractor fan, Worcester boiler, double glazed window to the rear, double glazed door to rear garden, door leading to garage

### Garage

5.08 x 2.52 (16'7" x 8'3")

Having concrete flooring, electric meter, consumer fuseboard, ceiling light point

### First Floor Stairs & Landing

4.96 x 1.95 (16'3" x 6'4")

Having a fitted carpet, UPVC double glazed window to front elevation, two ceiling light points, doors leading thereof

### Reception Room

6.28 x 3.53 (20'7" x 11'6")

Having a fitted carpet, central heating radiator, UPVC double glazed window to the front elevation, wall mounted light, ceiling light point

### Guest WC

1.98 x 0.88 (6'5" x 2'10")

Having a fitted carpet, central heating radiator, wash hand basin, close coupled WC, extractor fan, ceiling light point

### Bedroom 1

2.53 x 5.62 (8'3" x 18'5")

Having a fitted carpet, central heating radiator, fitted wardrobes, two UPVC double glazed windows to rear, two ceiling light points

### Second Floor Stairs Landing

2.97 x 1.96 (9'8" x 6'5")

Having a fitted carpet to the stairs, laminated flooring to the landing, door to storage cupboard, loft hatch access point, ceiling light point

### Bathroom

1.92 x 1.96 (6'3" x 6'5")

Having vinyl flooring, central heating radiator,

close coupled WC, wash hand basin, fitted bath with hot and cold mixer tap over and shower attachments, splashback tiles, UPVC double glazed window to rear, extractor fan, ceiling light point

### Bedroom 2

3.21 x 3.50 (10'6" x 11'5")

Having laminate flooring, central heating radiator, built in wardrobes, UPVC double glazed window to rear, ceiling light point

### Bedroom 3 & Ensuite

4.14 x 2.88 (13'6" x 9'5")

Having laminated flooring, central heating radiator, fitted wardrobes, UPVC double glazed door to Balcony, ceiling light point, door leading to: Ensuite Having a tiled floor, vinyl flooring, central heating radiator, wash hand basin, WC, corner shower suite with electric shower, extractor fan, ceiling light point

### Bedroom 4

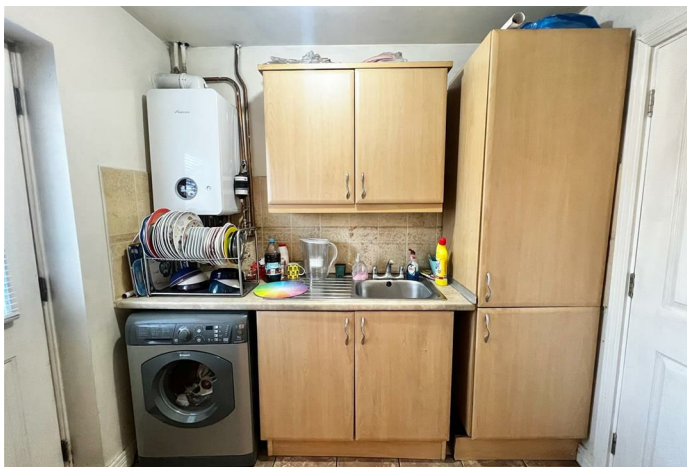
1.95 x 2.60 (6'4" x 8'6")

Having laminated flooring, central heating radiator, UPVC double glazed window to front elevation, ceiling light point

### Material Information

Verified Material Information: Council tax band: D, Tenure: Freehold, Property type: House, Property construction: Standard form, Electricity supply: Mains electricity, Solar Panels: No, Other electricity sources: No,

Water supply: Mains water supply, Sewerage: Mains, Heating: Central heating, Heating features: Double glazing, Broadband: FTTP (Fibre to the Premises), Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good, Parking: Driveway, Garage, and Off Street, Building safety issues: No, Restrictions - Listed Building: No, Restrictions - Conservation Area: No, Restrictions - Tree Preservation Orders: None, Public right of way: No, Long-term area flood risk: No, Coastal erosion risk: No, Planning permission issues: No, Accessibility and adaptations: None, Coal mining area: No, Non-coal mining area: Yes, Energy Performance rating: C, All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





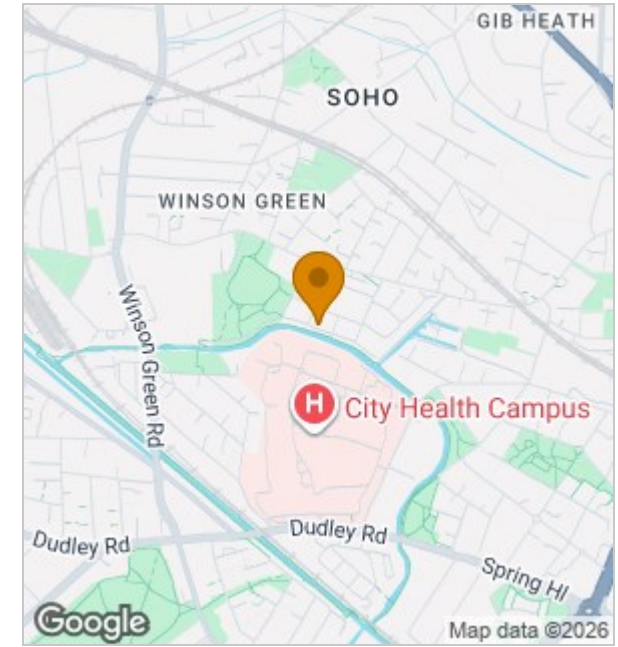


## Floor Plans



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Area Map



**Property Particulars.** These particulars, whilst believed to be accurate, are set out as a general guide and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. This property is being handled by **Midland Residential**. We would be delighted to discuss the purchase with you and assist with any queries you may have regarding the property, arranging a mortgage, or providing a sales valuation on your existing home. These Particulars of Sale were prepared and photographed by **Midland Residential**. Unless stated otherwise or agreed through separate negotiation, items contained within the property will not remain upon completion of the sale. All measurements are approximate and must not be relied upon.

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## Energy Performance Graph

