



Warrington Drive, BIRMINGHAM

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# Warrington Drive, BIRMINGHAM, B23 5YP

for sale  
**£290,000**



## Property Description

Set back behind a driveway and garage, this well presented three bedroom family home offers a practical layout with the kind of space buyers actually use day to day. The ground floor flows from an entrance porch and useful downstairs WC into a generous living room, with a separate dining room that gives you a proper place to host without sacrificing the lounge.

The kitchen sits off the dining room, creating a sensible setup for family life and entertaining. It is a clean, modern space with good worktop run and storage, and it keeps the messy bits tucked away from the main reception rooms.

Upstairs, the first floor provides three bedrooms and a family bathroom, ideal for growing families, first time buyers who want a long term home, or buyers who need a dedicated office without giving up a bedroom.

Outside, the rear garden gives you that extra breathing room for summer evenings, kids, or a low effort outdoor setup. Add the garage and off road parking and you have a home that works as well as it photographs.

## Living Room

A spacious main reception room with plenty of space for a full sofa setup and media wall.

## Dining Room

Ideal as a dedicated dining space, also works well as a second sitting room if needed.

## Kitchen

9' 8" x 8' 1" ( 2.95m x 2.46m )

A practical fitted kitchen with good storage and preparation space.

## Bedroom One

11' 2" x 9' 5" ( 3.40m x 2.87m )

Comfortable double bedroom with space for wardrobes.

## Bedroom Two

12' 6" x 11' 1" ( 3.81m x 3.38m )

Generous double bedroom, ideal as a guest room or main bedroom alternative.

## Bedroom Three

7' 10" x 7' 9" ( 2.39m x 2.36m )

A versatile third room, perfect as a child's room, office, or dressing room.

## Garage

17' 3" x 8' 2" ( 5.26m x 2.49m )

Useful for storage, bikes, tools, or as a workshop style space

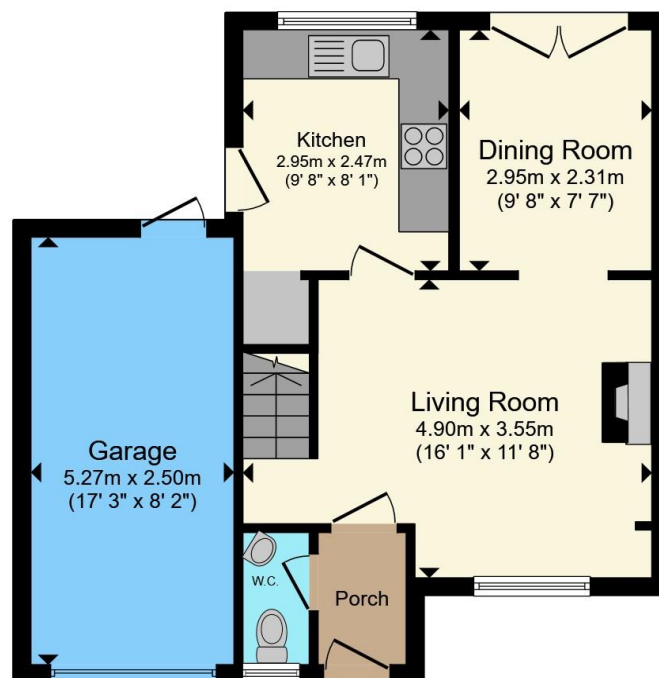




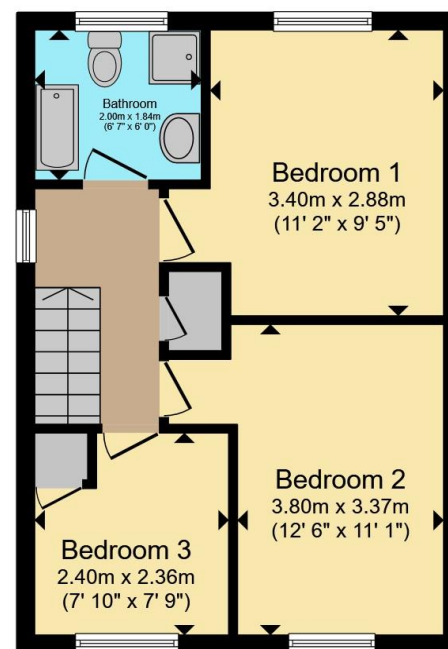








**Ground Floor**



**First Floor**

Total floor area 84.4 m<sup>2</sup> (909 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

Unit 3 Queens Court, Gravelly Hill Erdington  
 BIRMINGHAM B23 6BJ

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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