



Warrington Drive, BIRMINGHAM





## 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

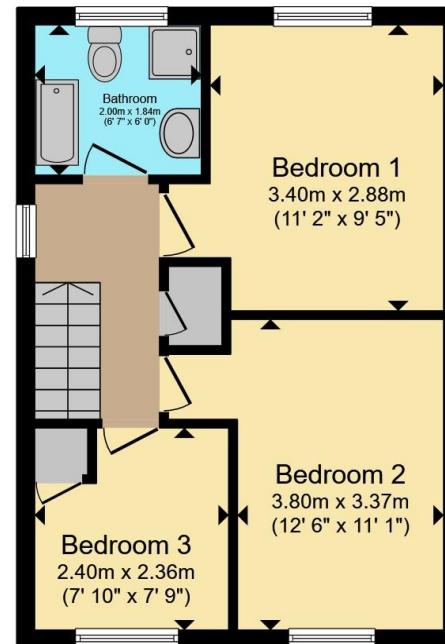








**Ground Floor**



**First Floor**

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

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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