



Connells

Wyrley Way
BIRMINGHAM



Entrance Hallway

having double-glazed door to the front giving access into the hallway, stairs to the first floor landing, double glazed window, radiator to wall, cupboard to wall with built in storage and housing the meters. Doors to the family lounge and separate dining kitchen.

Family Lounge

18' x 10' 6" (5.49m x 3.20m)

18 foot x 10 foot 6 Having double glazed window to the front, double glazed patio door leading into the Conservatory, two wall light fittings, radiator to wall, TV aerial points, 2 wall light fittings and door gives access into the dining kitchen.

Dining Kitchen

18' 5" x 11' 11" max (5.61m x 3.63m max)

Comprising a fitted dining kitchen with fitted base units with work surfaces over, fitted matching wall units, double glazed window to the rear overlooking the rear garden, wall units with underlighting, decorative splashback tiling, gas cooker point, built-in cooker hood and extractor fan, space and plumbing for a washing machine, radiator to wall, double glazed door gives access into the rear garden, door off to useful under stairs storage cupboard, space for a dining table, wall-mounted central heating boiler and door to the lounge.

Conservatory

8' 3" x 7' 11" (2.51m x 2.41m)

A upvc double glazed Conservatory with tiled floor and door leading into the rear garden

First Floor Landing

Having radiator to wall, loft access and door off to a built-in storage cupboard. Doors to the three bedrooms, refitted shower room and separate WC

Bedroom 1

12' 8" x 8' 8" (3.86m x 2.64m)

Having double glazed window to the front, radiated to wall and door off to built-in storage cupboard having shelving and providing excellent storage

Bedroom 2

12' 7" includes walkway x 10' 8" (3.84m includes walkway x 3.25m)

Having double glazed window to the front and radiator to wall

Bedroom 3

8' 11" x 7' 8" (2.72m x 2.34m)

Having double glazed window to the rear and radiator to wall

Shower Room

Comprising a shower cubicle with electric shower facility, wall mounted wash hand basin with built-in cupboard under, spotlights the ceiling, full wall tiling and frosted double glazed window to the rear.

Separate Wc

Having low-level flush WC and frosted double glazed window to the rear

Front Garden

having pathway away leading to the front of the property with garden laid lawn and planted edges

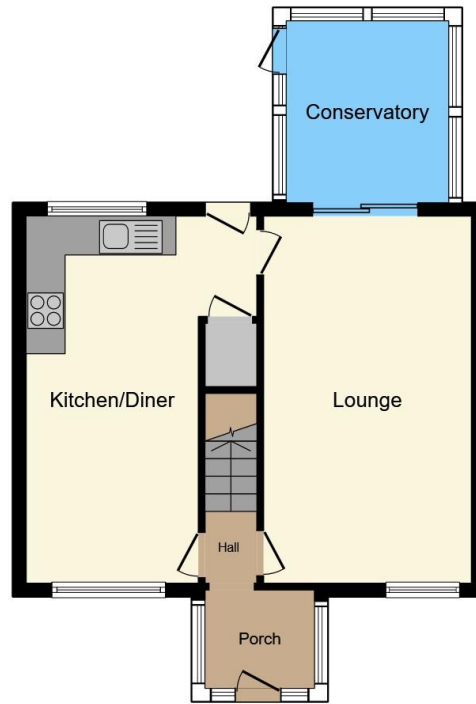
Rear Garden

A mature rear garden with patio area, brick built wall, fencing to the sides and rear, planted borders and edging and garden laid to lawn. Gated access to the rear giving easy access to the front of the property

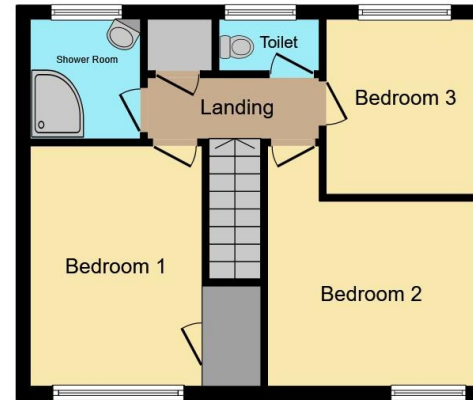








Ground Floor



First Floor

Total floor area 80.6 m² (868 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



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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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