



92 Weymoor Road, Birmingham

£425,000 Freehold

Hadleigh Estate Agents are delighted to offer this refurbished three bedroom semi-detached property on the ever-popular Weymoor Road, offered with no upward chain. The property comprises a lounge, spacious dining room, modern kitchen diner, utility area and shower room. Upstairs are three well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private rear garden, multi-car driveway and garage.

Further improvements include a new boiler, central heating system and electrics.





Entrance Hallway

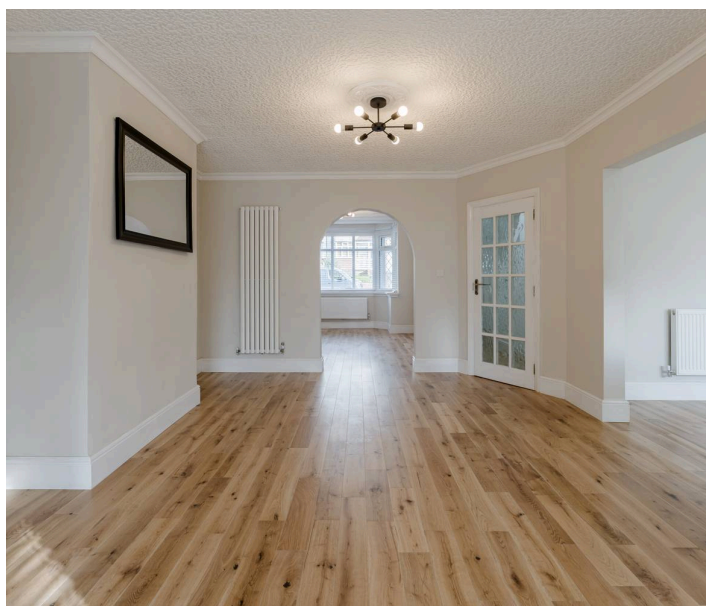
Spacious entrance hallway, with high quality partially glazed front door. Central heating radiator, ceiling light points, understairs storage cupboard and stairs to first floor.

Entrance Porch

Decorative glazed UPVC porch, tiled flooring and ceiling light point.

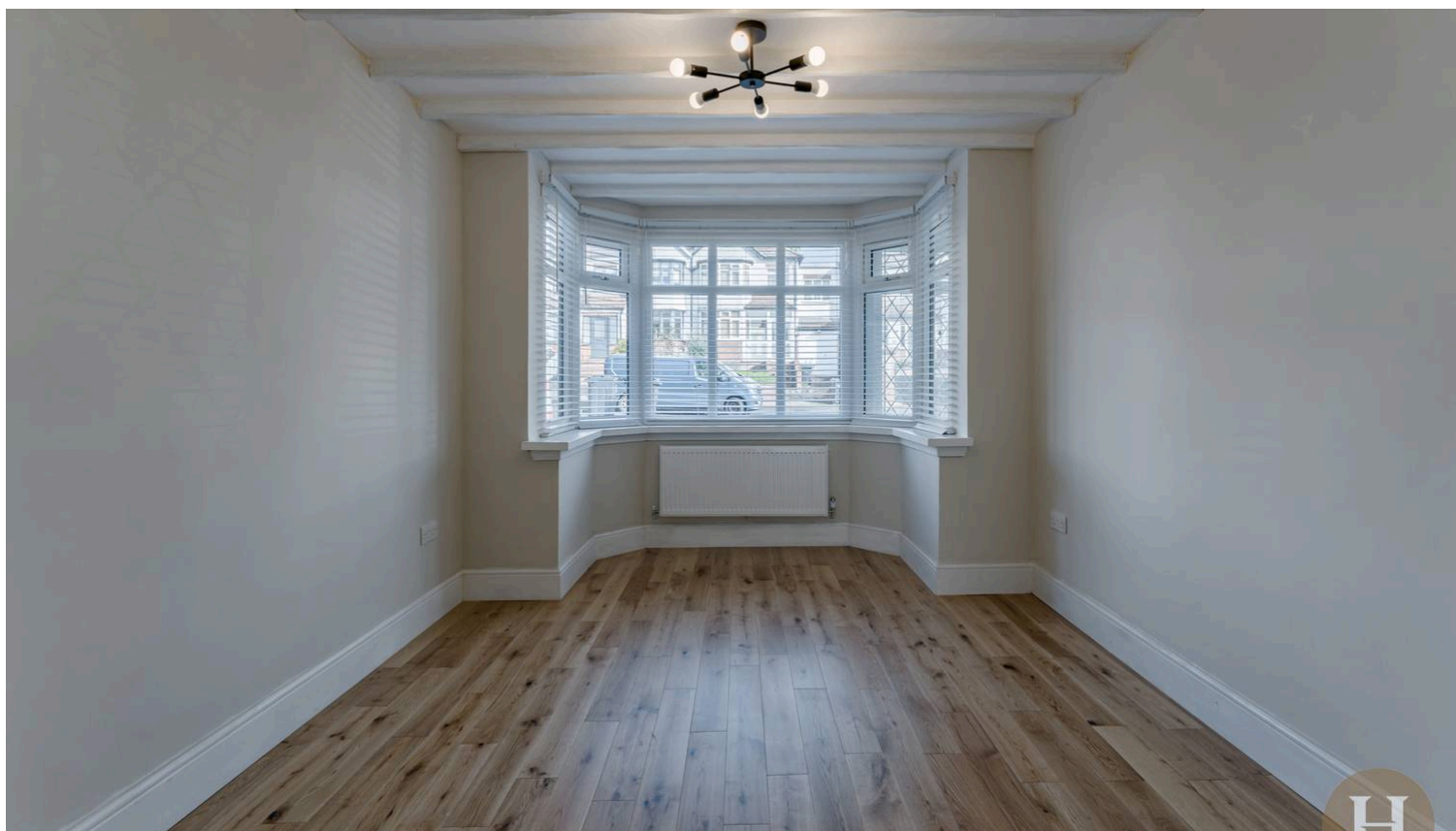
Dining Room

The dining room boasts ample space, making for a perfect dining and lounge area. With the rear extension adding extra living accommodation. Complete with three central heating radiators, ceiling light points, floor to ceiling windows to the rear elevation and patio doors to the garden. The dining area further comprises window to the side elevation and a number of electrical points.



Lounge

Being open with the dining room, allowing an open plan feel. The lounge further doubles up as an ideal play room or home office. Beneficial bay window to the front elevation, central heating radiator and ceiling light point.





Kitchen Diner

Modern fitted kitchen, with a range of high gloss base and wall units. Integrated, high end appliances including fridge freezer, oven and dishwasher. Two windows to the rear elevation, ceiling skylight, gas hob and partially tiled splashbacks. The spacious kitchen offers ample space for dining or breakfast bar.

Utility

Convenient utility area, ideal for housing washing machine and tumble dryer. With ceiling spotlights and ceiling skylight.

Shower Room

Fully tiled modern shower room, with low level flush WC, vanity unit and walk in shower cubicle. Towel radiator, extractor fan and touch sensitive light up mirror.



Landing

The landing comprises newly fitted carpets, wooden bannister, ceiling light point and window to the side elevation.

Bedroom One

Large master bedroom boasting bay window to the rear elevation, completed with fitted blinds. Central heating radiator, carpeted flooring and ceiling light point.





Bedroom Two

Large double bedroom benefitting from bay window to the front elevation, with fitted blinds. Carpeted flooring, ceiling light point and central heating radiator.

Bedroom Three

Third bedroom offering windows to the front elevation, carpeted flooring, central heating radiator and ceiling light point.



Bathroom

The family bathroom enjoys both a freestanding bath and separate shower. Concealed low level flush WC, floating vanity unit and is tiled floor to ceiling. Ceiling spotlights, towel radiator and obscure glazed window to the rear elevation.

Garden

Large and private garden, with paved patio area, seating area, further being laid to lawn and ample space for the garden shed.



Council Tax band: D

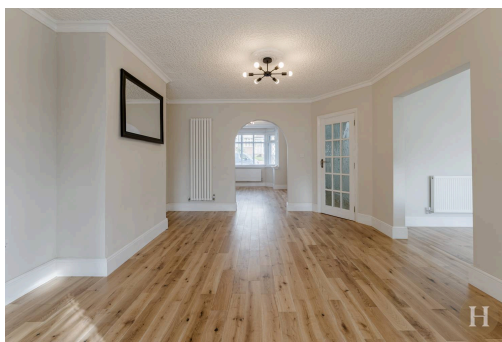
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Three bedroom semi-detached house
- No upward chain
- Refurbished throughout
- Multi-car driveway & garage
- New boiler, central heating & electrics
- Spacious lounge & dining room



Approx Gross Internal Area
128 sq m / 1375 sq ft



Ground Floor
Approx 80 sq m / 866 sq ft

First Floor
Approx 47 sq m / 509 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.