Connells

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for sale

offers over **£290,000** Freehold



Waldrons Moor BIRMINGHAM B14 6RS

Conveniently located close to local shops, supermarkets, schools and parks, the property also enjoys good access to Kings Heath, Yardley Wood and Birmingham City.A well-presented three-bedroom semi-detached family home situated in the sought-after residential location of Waldrons Moor, Birmingham.

- Energy Rating: D
- Three-bedroom semi-detached home
- Spacious family accommodation
- Lounge and fitted kitchen
- Family bathroom

Property Details

Hall
Radiator
Stairs

Cloakroom Toilet
Radiator
Basin
Toilet
Extractor Fan
Tiled Floor

Lounge 15' 2" x 10' 9" (4.62m x 3.28m)
Double Glazed Window to Front
Radiator
Laminate Floor

Dining Room 11' 9" x 9' 8" (3.58m x 2.95m)
Double Glazed Window to Rear
Radiator
Laminate Flooring

Kitchen 14' 10" x 11' 5" (4.52m x 3.48m)
Double Glazed Window x 2 to Rear
Wall & Base Units
Sink
Gas hob & Oven
Plumbing Connections
Tiled Floor
Radiator

Landing
Loft Access

Bedroom One 11' 8" x 9' 9" (3.56m x 2.97m)
Double Glazed Window to Rear
Radiator
Laminate Floor

Bedroom Two 12' x 7' 8" (3.66m x 2.34m)
Double Glazed Window to rear
Radiator
Fitted Wardrobe
Laminate Flooring

Bedroom Three 11' 9" x 7' 4" (3.58m x 2.24m)
Double Glazed Window to rear
Radiator
Laminate Flooring

Dressing Room 10' 7" x 7' 8" (3.23m x 2.34m)
Double Glazed Window to rear
Radiator
Laminate Flooring

Bathroom
Double Glazed Window to front
Radiator
Toilet
Basin
Shower
Extractor Fan
Boiler
Tiled area

Rear Garden
Patio
Lawn
Fenced area

Vendor Additional Notes:
20 years warranty of flooring
4 years Hob
1 year exhaust hood









Total floor area 96.3 m² (1,037 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

To view this property please contact Connells on

T 0121 443 3357
E kingsheath@connells.co.uk

93 High Street Kings Heath
BIRMINGHAM B14 7BW

Property Ref: KTH311174 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: B

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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