



Warrington Drive,
Birmingham, B23 5YP

Offers in Excess of £225,000

Birmingham

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This well-presented modern style semi-detached property occupies an enviable and coveted cul-de-sac location set on the borders of Sutton Coldfield with easy access to the nearby shopping centres at Boldmere, New Oscott, Erdington and beyond.

The accommodation itself is accessed via an enclosed porch with guest cloakroom off, a generous lounge, separate dining room and fitted kitchen.

To the first floor there are three bedrooms and a family bathroom with separate bath and shower cubicle.

Outside the house sits behind a driveway offering off road parking for multiple vehicles and garage access with an established garden and patio to the rear.

- WELL-PRESENTED SEMI-DETACHED PROPERTY
- THREE BEDROOMS
- GENEROUS LOUNGE
- SEPARATE DINING ROOM
- GUEST CLOAKROOM
- BATHROOM WITH SEPARATE BATH AND SHOWER
- SOUGHT AFTER CUL-DE-SAC LOCATION
- OFF ROAD PARKING FOR MULTIPLE CARS AND GARAGE





Property Specification

WELL-PRESENTED SEMI-DETACHED PROPERTY

The property briefly comprises:

Hall

WC 1.57m (5' 2") x 0.76m (2' 6")

Lounge 4.90m (16' 1") x 4.24m (13' 11")

Dining Room 2.94m (9' 8") x 2.27m (7' 5")

Kitchen 2.92m (9' 7") x 2.41m (7' 11")

Bedroom 3.38m (11' 1") x 2.18m (7' 2")

Bedroom 3.86m (12' 8") x 2.37m (7' 9")

Bedroom 2.39m (7' 10") x 2.28m (7' 6") max

Bathroom 2.11m (6' 11") x 1.83m (6' 0")

Garage 5.15m (16' 11") x 2.49m (8' 2")

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 14th October 2020

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

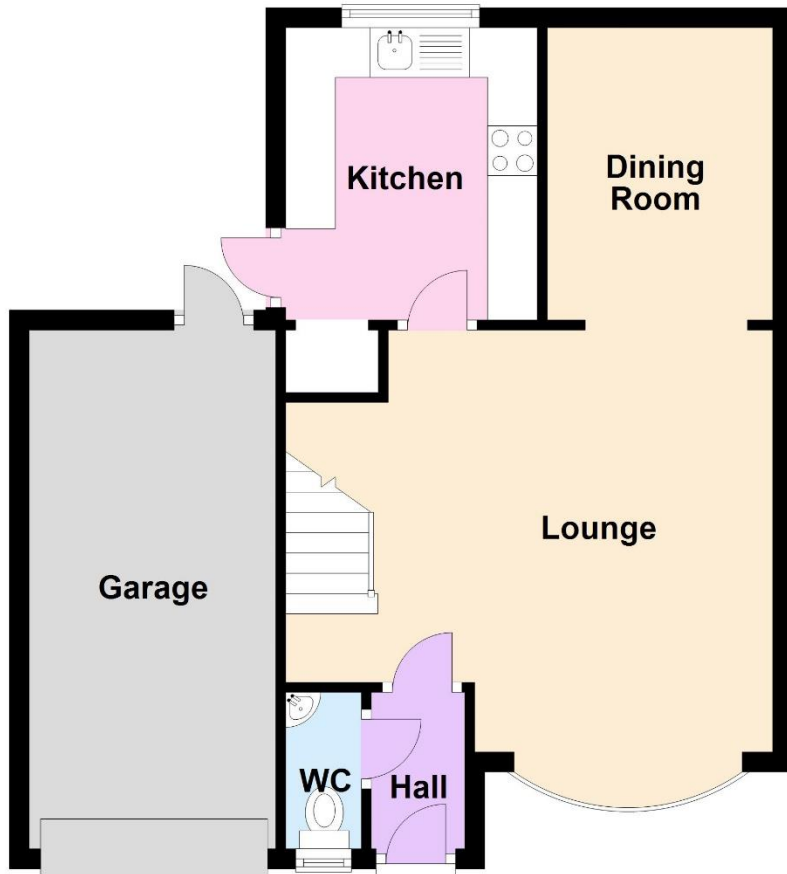
Council tax band: C

Tenure: Freehold

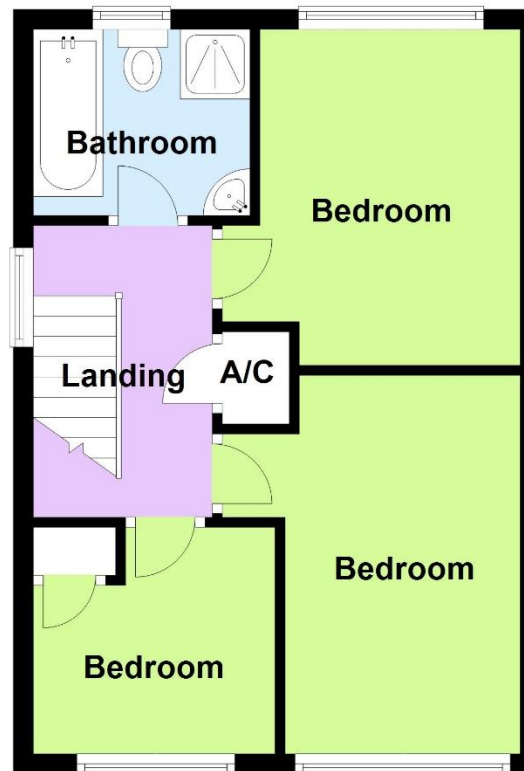
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



First Floor



Energy Efficiency Rating

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Map Location

