



Paddock Drive, Offers Over £340,000

- LINK DETACHED HOUSE
- GUEST WC
- BREAKFAST KITCHEN
- BATHROOM
- DRIVEWAY, CAR PORT & GARAGE
- PORCH & ENTRANCE HALL
- THROUGH LOUNGE/DINER
- THREE GOOD BEDROOMS
- CENTRAL HEATING & DOUBLE GLAZING
- PLEASANT REAR GARDEN

A well presented, link detached house on a sought after cul de sac in B26. This lovely property is the perfect family home and is located near to a good range of shops, schools and facilities. Comprising enclosed porch, entrance hall, guest WC, lounge/diner and breakfast kitchen to the ground floor. Upstairs there are three good bedrooms and the bathroom. Further benefiting from central heating, double glazing, large driveway, garage, car port and pleasant rear garden.

FRONT

Off road parking for multiple vehicles, access to the car port and UPVC double glazed doors to:-

ENCLOSED PORCH

Double glazed windows to the front and side, laminate flooring, wall light and a UPVC opaque double glazed door to:-

ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, laminate flooring, power and light points and doors to:-

GUEST WC

Fitted with a low level flush WC and a pedestal sink, opaque double glazed window to the side, laminate flooring and ceiling light point

THROUGH LOUNGE/DINER

11'2 max x 23'1 (3.40m max x 7.04m)



Double glazed window to the front, UPVC double glazed French doors to the rear garden, double glazed windows to the rear, two radiators, marble fireplace, power and light points

BREAKFAST KITCHEN 11'1 x 9'4 (3.38m x 2.84m)



The kitchen is fitted with a range of eye level, drawer and base units with a work surface over incorporating a one and a half bowl stainless steel sink/drainers with mixer tap and metro style tiling to a full height. Space and plumbing for appliances, breakfast bar, UPVC opaque double glazed door to the rear garden, double glazed window to the rear, radiator, tiled floor, power and light points

LANDING

Opaque double glazed window to the side, radiator, loft access, storage cupboard, power and light points and doors to:-

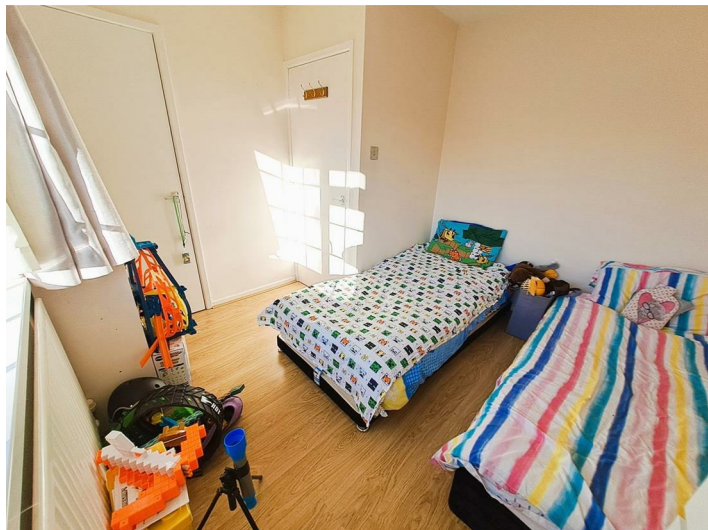
BEDROOM ONE 10'1 x 12' (3.07m x 3.66m)



Double glazed window to the front, radiator, laminate flooring, power and light points

BEDROOM TWO

10'7 max x 9'7 max (3.23m max x 2.92m max)



Double glazed window to the rear, radiator, laminate flooring storage cupboard, power and light points

BEDROOM THREE

6'9 x 11'11 (2.06m x 3.63m)

Double glazed window to the front, radiator, laminate flooring, storage cupboard, power and light points

BATHROOM

7'5 x 5'10 (2.26m x 1.78m)



Fitted with an L shaped bath with a bar shower, rainfall shower head and shower screen, vanity sink and a low level flush WC. Tiling to a full height, opaque double glazed window to the rear, heated towel rail, tiled floor and ceiling light point

GARAGE

8'2 x 17'5 (2.49m x 5.31m)

With a metal up and over door to the car port, space and plumbing for appliances, wall mounted boiler and door to:-

PLEASANT REAR GARDEN



The rear garden has a lawned section and patio to the fore. There is a graveled area to the rear, timber storage shed and fencing to the perimeters.

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



Total area: approx. 118.6 sq. metres (1276.1 sq. feet)

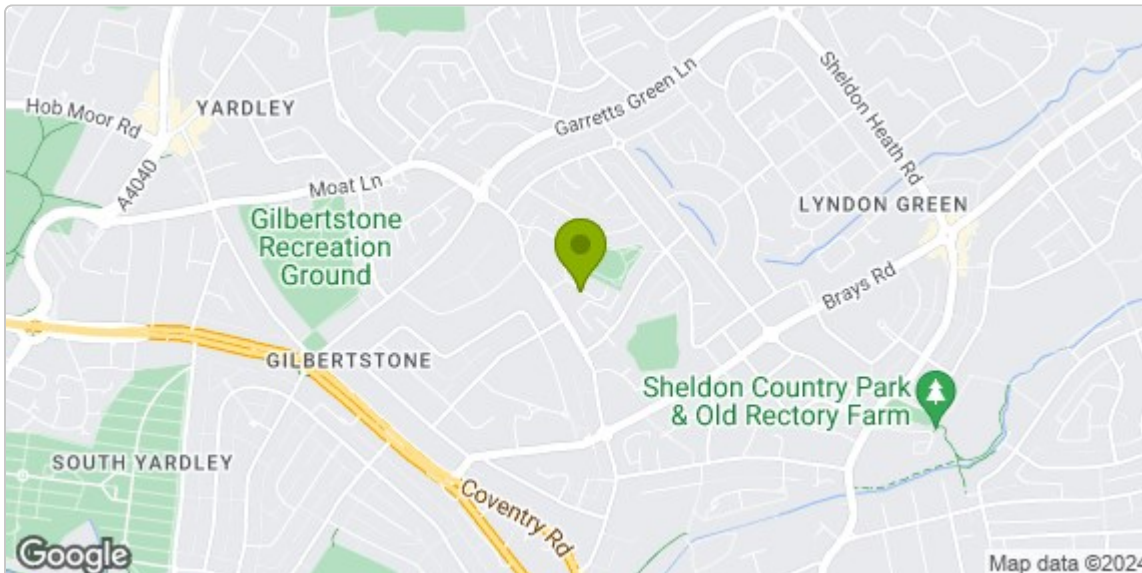
TENURE: We are advised that the property is **FREEHOLD**

COUNCIL TAX BAND: D

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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.



Full Postal Address:
17 Paddock Drive Birmingham
B26 1QP

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	