



**Wychbold Crescent, Birmingham**  
**B33 9TD**  
**£205,000**

**Freehold - Band: A - EPC: C**

Welcome to this charming house located on Wychbold Crescent in Birmingham, an ideal first home for those looking to settle in a welcoming community. Built in 1950, this property offers a delightful blend of character and modern convenience, spanning a comfortable 667 square feet.

As you enter, you are greeted by a living room, perfect for relaxing or entertaining guests. The house features three well-proportioned bedrooms, providing ample space for a growing family or for those who desire a home office.

The property boasts a tiled bathroom, ensuring that your daily routines are both comfortable and convenient. One of the standout features of this home is the generous rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air.

Additionally, off-road parking is available, providing ease and security for your vehicle. The house is centrally heated, ensuring warmth and comfort throughout the colder months.

This property is not just a house; it is a place where memories can be made. With its ideal location and thoughtful layout, it presents a fantastic opportunity for first-time buyers or those looking to downsize. Do not miss the chance to make this lovely house your new home.





## Hall

3'1" x 3'6" (0.94m x 1.07m)

Having entrance door, wood effect laminate flooring, stairs to the first floor landing and door off which leads:

## Living Room

13'3" x 13'9" (4.04m x 4.19m)

Having wood effect laminate flooring, recessed storage cupboard, power points, central heating radiator and Upvc double glazed flush windows.

## Kitchen

6'7" x 10'7" (2.00m x 3.23m)

Having a stainless steel single drainer sink unit set in a rolled top work surface with fitted unit below, space and plumbing for domestic appliance. Further matching rolled top work surface with flush fitted stainless steel four ring gas hob with stainless steel extractor hood above, built in oven/grill and fitted units above and below. Further match rolled top work surface with fitted units below. Tiled splash backs, power points, bi-fold door to bathroom, Upvc double glazed flush window and Upvc double glazed door to the rear garden patio.

## Bathroom

6'3" x 4'7" (1.91m x 1.40m)

Being tiled and having a white suite comprising of a panelled bath with fitted shower above, pedestal wash hand basin and low level WC. Electric fan heater and Upvc double glazed frosted flush window.

## Landing

2'6" x 7'8" (0.76m x 2.34m)

Stairs to the first floor landing having loft access and doors off which lead:

## Bedroom 1

8'11" x 13'0" (2.73m x 3.95m)

Having fitted mirrored wardrobes, wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush windows.

## Bedroom 2

10'10" x 8'2" (3.30m x 2.49m)

Having storage cupboard housing the combination boiler, wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush window overlooking the rear garden

## Bedroom 3

8'0" x 7'8" (2.44m x 2.34m)

Having wood effect laminate flooring, power points, central heating radiator and Upvc double glazed flush window overlooking the rear garden

## Outside

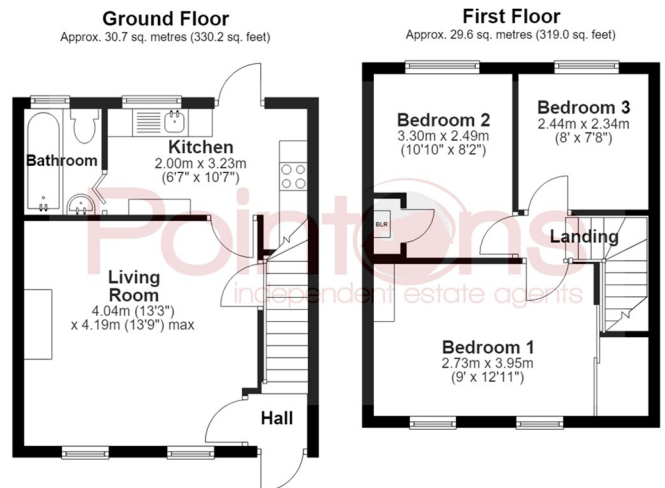
To the front is a lawned foregarden that provides off road parking. The generous rear garden briefly comprises of paved patio, leading to a timber decked area within turn leads to a stone seating area. Having secure boundary fencing and rear exit to a useful gated shared access

## Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is A payable to Birmingham City Council, EPC rating of TBC

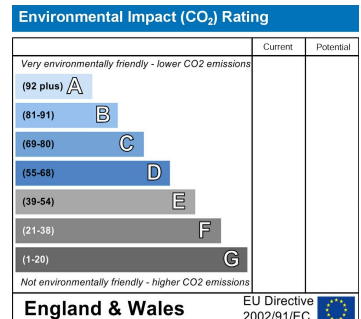
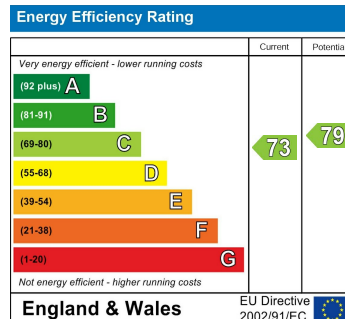
## General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 60.3 sq. metres (649.3 sq. feet)

All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.



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