

Witton Street, Bordesley Green



£1,395 PCM

Witton Street, Bordesley Green

- Semi-Detached
- Spacious garden with side access
- Refurbished kitchen
- New cloakroom fitted
- Walking distance from Birmingham city Centre
- 3 Bedrooms
- Well maintained throughout
- New bathroom fitted
- Off road parking
- Ideal family home

Nestled on the charming Witton Street in Birmingham, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 819 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The property boasts a newly modernised kitchen which has new appliances including a built in oven and gas hob, which is not only aesthetically pleasing but also functional, catering to all your culinary needs.

The house includes a well-appointed bathroom, ensuring that all essential amenities are readily available. Additionally, the master bedroom benefits from an en suite, providing a private sanctuary for your daily routines.

Outside, the property offers parking for two vehicles, a valuable feature in this bustling area, allowing for ease of access and convenience.

This semi-detached house on Witton Street is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home. With its appealing features and prime location, it is certainly worth considering for your next move.

Reception Room

4.59m x 3.65m (15'1" x 12'0")

Double glazed window to front, Lino flooring, wall mounted radiator, ceiling lights, skirting

Kitchen

3.12m x 4.76m (10'3" x 15'7")

Double glazed window to rear, double glazed door to rear, Lino flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, fridge freezer, washing machine, plumbing for white goods

WC

1.72m x 1.13m (5'8" x 3'8")

Luxury Vinyl Tiles flooring, pedestal sink with mixer taps, toilet, ceiling light

Bedroom 1

3.60m x 3.74m (11'10" x 12'3")

Double glazed windows to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up storage, En-suite

En-suite

1.43 x 0.97 (4'8" x 3'2")

Laminate flooring, wall tiles, shower unit, wash basin with mixer tap, extractor fan

Bedroom 2

3.17m x 2.77m (10'5" x 9'1")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bedroom 3

3.17m x 1.93m (10'5" x 6'4")

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

1.80m x 1.73m (5'11" x 5'8")

Privacy double glazed window to side, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, extractor fan, wall mounted radiator

Garden

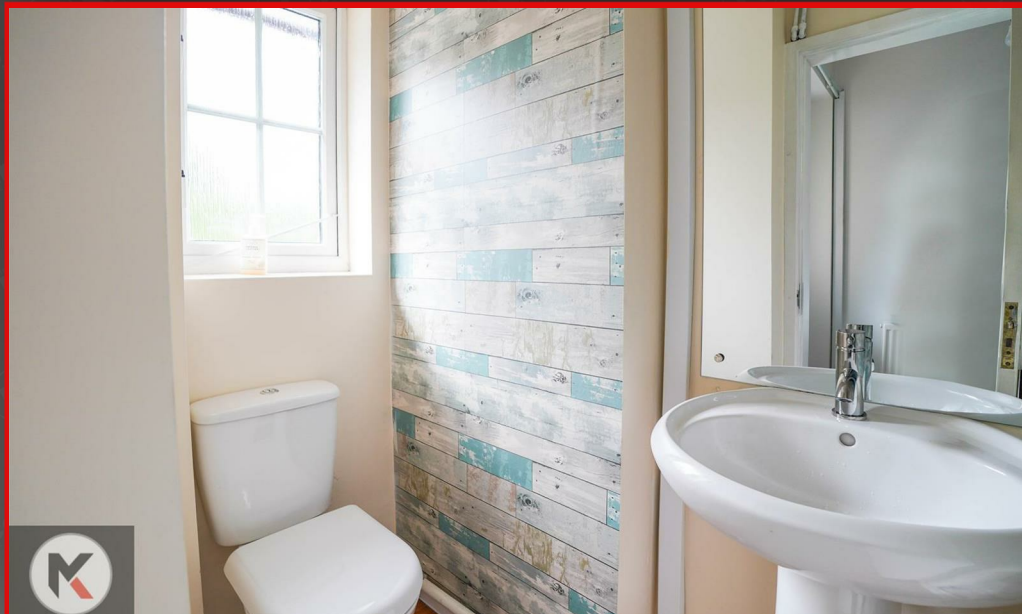
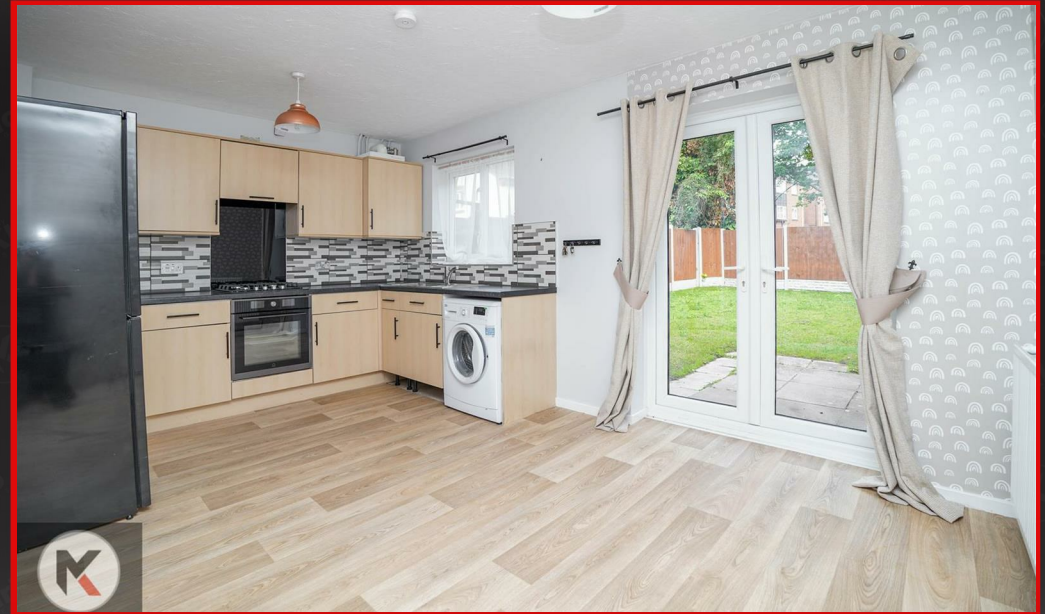
Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn

Council Tax Band: C

Directions



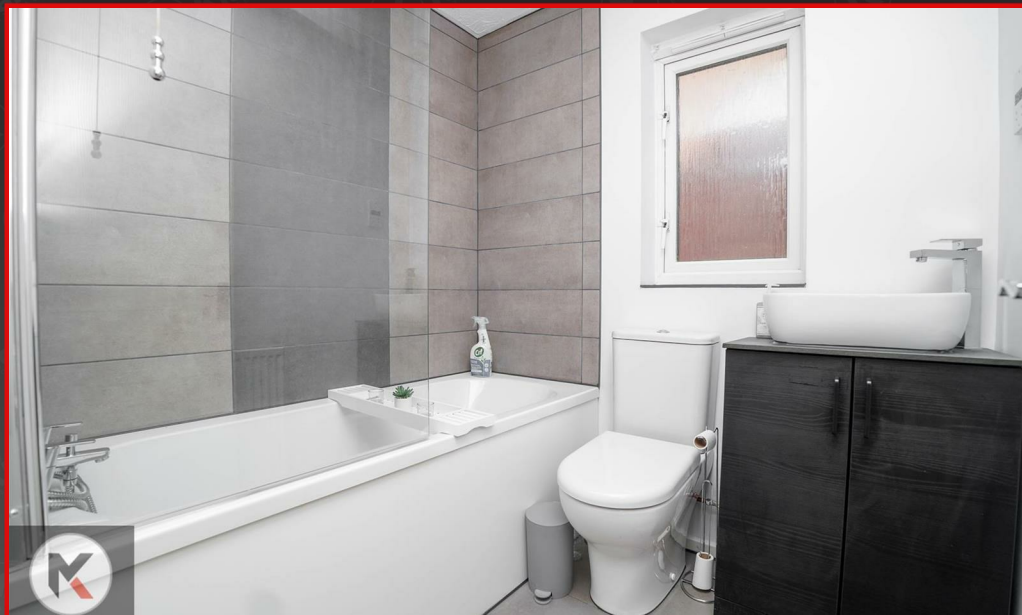
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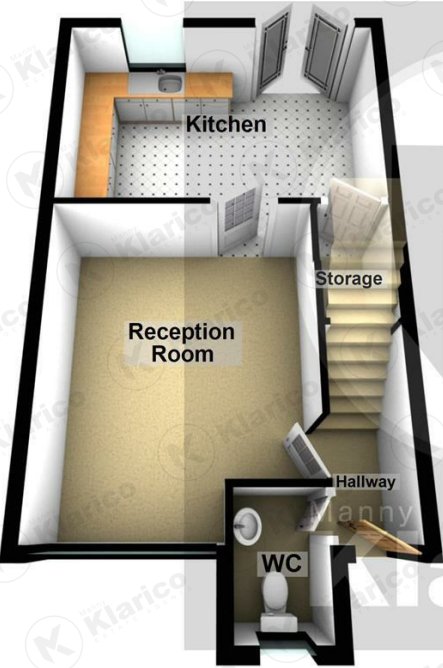


Manny
Klarico
ESTATE AGENTS



Ground Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Total area: approx. 76.0 sq. metres (818.5 sq. feet)

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|---|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 86 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | | England & Wales | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |

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