

Waterway Court, Yardley Wood



£475,000

Nestled in the desirable Waterway Court of Yardley Wood, this impressive detached house offers a perfect blend of modern living and potential for future enhancement. Built in 2004, the property spans an inviting 1,478 square feet, providing ample space for families or those seeking room to grow.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or enjoying quiet family evenings. The heart of the home features a well-appointed kitchen that flows seamlessly into a delightful conservatory, allowing natural light to flood the space and offering a tranquil view of the garden.

This residence boasts four generously sized bedrooms, providing comfortable accommodation for family members or guests. The two bathrooms are thoughtfully designed, ensuring convenience for busy mornings or relaxing evenings.

One of the standout features of this property is the potential for extension, allowing you to tailor the home to your specific needs and desires. The ample parking space for three vehicles adds to the practicality of this home, making it an excellent choice for families with multiple cars.

Situated in a friendly neighbourhood, this property is not only a modern gem but also a canvas for your future aspirations. With its great potential and desirable location, this house in Waterway Court is a rare find that promises to be a wonderful family home for years to come.



Waterway Court, Yardley Wood

- Detached
- 4 Bedrooms
- Conservatory
- Garden
- Great Condition
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Locked Garage
- Chain Free
- Ideal Family Home

Reception Room

15'3" x 13'11" (4.66m x 4.24m)

Double glazed bay window to front, carpet flooring, chimney breast, fireplace, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Living Room

9'0" x 10'9" (2.75m x 3.28m)

Double glazed door to conservatory, carpet flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

Conservatory

9'1" x 10'10" (2.76m x 3.30m)

Double glazed window Throughout, carpet flooring, door to garden, ceiling light

Kitchen/Dining Room

9'0" x 16'7" (2.74m x 5.05m)

Double glazed windows to rear, laminate flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated cooker and extractor fan, integrated dish washer, integrated fridge-freezer, integrated double oven

Utility

5'11" x 7'4" (1.80m x 2.24m)

Double glazed door to rear, worktop, Lino flooring, plumbing for white goods

Study

5'7" x 7'5" (1.70m x 2.26m)

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

WC

3'10" x 7'4" (1.17m x 2.24m)

Privacy double glazed window to side, laminate flooring, toilet, ceiling light, wash basin with separate taps, wall mounted radiator,

Bedroom 1

13'1" x 10'10" (3.99m x 3.30m)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, fitted wardrobe, En-suite

En-suite

5'10" x 6'4" (1.79m x 1.94m)

Privacy double glazed window to front, Lino flooring, wall tiles, shower unit, wash basin with mixer tap, toilet, extractor fan, heated towel rail

Bedroom 2

11'3" x 10'8" (3.42m x 3.26m)

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

Directions



Waterway Court, Yardley Wood



Bedroom 3

10'1" x 9'1" (3.08m x 2.77m)

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

Bedroom 4

14'2" x 10'2" (4.33m x 3.09m)

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

Bathroom

5'7" x 7'7" (1.70m x 2.31m)

Privacy double glazed window to rear, laminate flooring, bathtub with mixer tap, wall tiles, shower unit, wash basin with mixer tap, toilet, extractor fan, heated towel rail

Garage

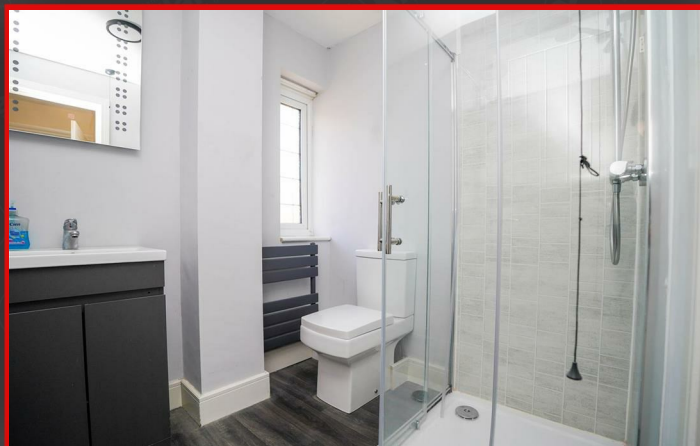
Garage door, ceiling light, concrete flooring

Garden

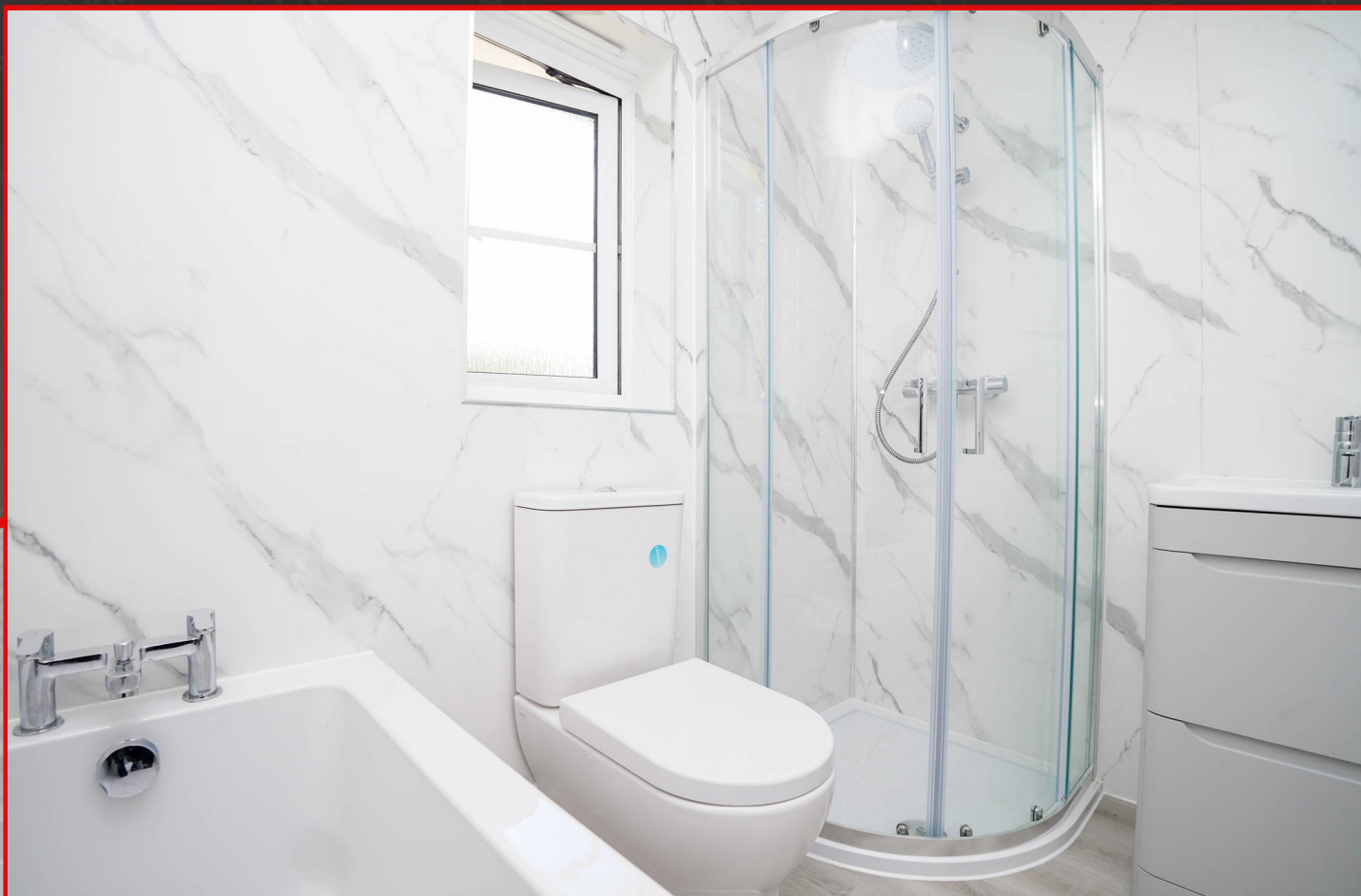
Spacious garden, garden slabs, privacy from rear, fence panels to boundaries, laid lawn



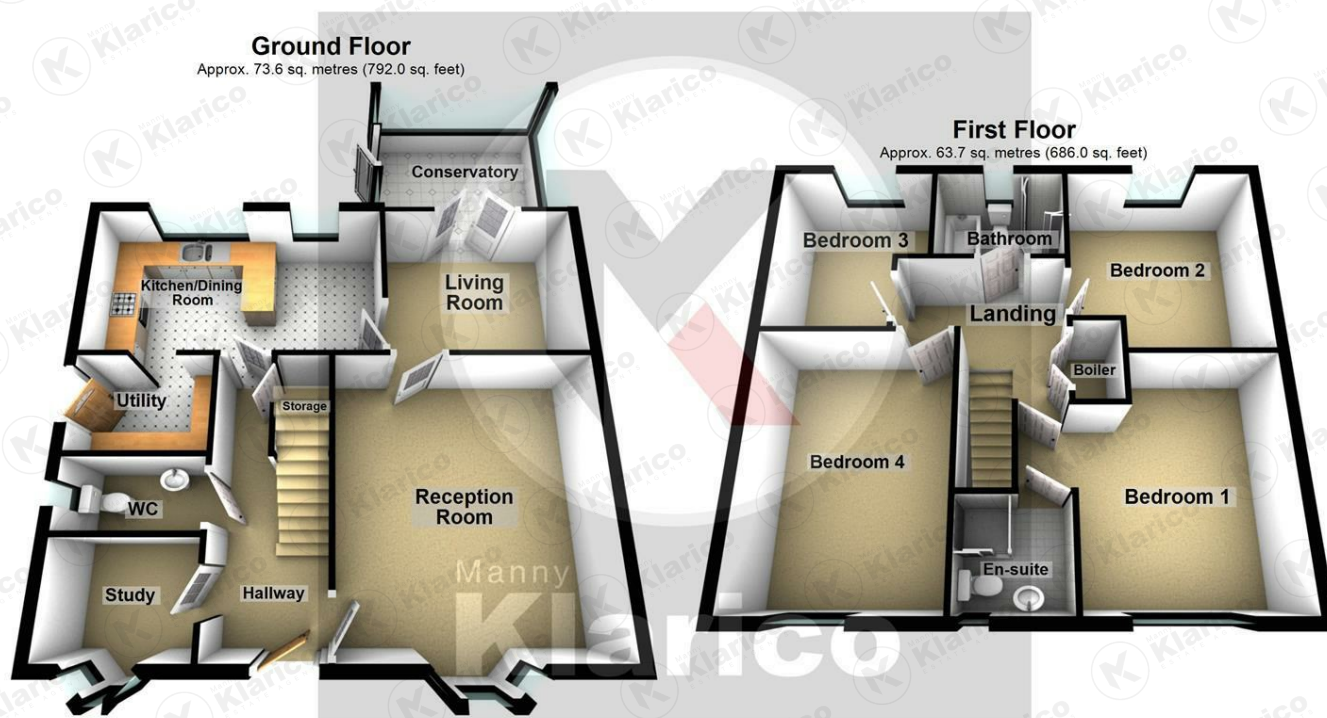
Waterway Court, Yardley Wood



Waterway Court, Yardley Wood



Waterway Court, Yardley Wood



Total area: approx. 137.3 sq. metres (1478.0 sq. feet)



Manny
Klarico
ESTATE AGENTS

176 Highfield Road
Hall Green
Birmingham
West Midlands
B28 0HT

0121 777 7211
www.mannyklarico.co.uk

