

for sale

£205,000 Freehold



Witton Lodge Road Birmingham B23 5LH

SPACIOUS THREE-BEDROOM HOME ON WITTON LODGE ROAD, OFFERING A GENEROUS LOUNGE, FITTED KITCHEN, GROUND-FLOOR BATHROOM AND THREE WELL-PROPORTIONED BEDROOMS. THE PROPERTY ALSO BENEFITS FROM FRONT AND REAR GARDENS, WITH THE SUBSTANTIAL REAR GARDEN PROVIDING EXCELLENT OUTDOOR SPACE AND FURTHER

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Property Details

Entrance Hall

Entered through the front door, with access to the lounge, kitchen, staircase and ground-floor accommodation.

Lounge

A generous reception room featuring a broad front-facing window which provides plenty of natural light. The room offers ample space for a range of seating and freestanding furniture.

Kitchen

A well-proportioned kitchen fitted with a range of wall and base units, work surfaces and space for appliances. There is also room for a dining area, with windows overlooking the rear garden.

Bathroom

Located on the ground floor and fitted with a panelled bath, wash hand basin and WC, complemented by tiled walls and a rear-facing window.

First-Floor Landing

Providing access to all three bedrooms.

Bedroom One

A particularly spacious double bedroom with a front-facing window and excellent space for wardrobes, drawers and additional bedroom furniture.

Bedroom Two

A further generous double bedroom overlooking the rear garden, offering ample room for freestanding storage and bedroom furniture.

Bedroom Three

A versatile single bedroom which could also be arranged as a home office, nursery, dressing room or study.

Front Garden

The property is approached through a mature hedged frontage, with a pathway leading to the entrance.

Rear Garden

A substantial rear garden predominantly laid to lawn, enclosed by boundary fencing and offering excellent potential for landscaping, entertaining and family recreation.





To view this property please contact Burchell Edwards on

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Property Ref: ERD207940 - 0010

Tenure:Freehold EPC Rating: C

Council Tax Band: B

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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