



# Warstock Road, Warstock

## Offers In Excess Of £250,000

- SUPERB WIDE CORNER PLOT
- LOUNGE
- MODERN KITCHEN
- MODERN BATHROOM
- LARGE FRONT GARDEN & TARMACADAM DRIVEWAY
- ENTRANCE HALLWAY
- DINING AREA
- THREE BEDROOMS
- REAR GARDEN
- POTENTIAL FOR EXTENSION SUBJECT TO PLANNING

Situated in this popular and convenient location this well appointed traditional semi detached house set on a side corner plot close to the local amenities of Maypole, Hollywood and Wythall, is ideal for first time buyers or buy to let investment.

Well regarded primary and senior schools are within close proximity subject to confirmation from the Education Department and there is the benefit of local shops at Maypole including Sainsburys and easy access to the Alcester Road in Hollywood which in turn provides access to the M42 motorway and beyond.

The property is situated within a short drive to Shirley along Maypole Lane and one can continue beyond Alcester Road to Birmingham city centre and the southern Birmingham suburbs, along with the Hollywood by-pass which links to the M42, forming the hub of the national motorway network.

There are railway stations nearby at Yardley Wood, Wythall and Whitlocks End offering commuter services between Birmingham and Stratford upon Avon, and local bus services provide access to the City of Birmingham.

An ideal location for this well presented property set back from the road via a fenced large lawned front garden with tarmac driveway giving parking for numerous vehicles, a composite front door opens into the hallway with doors to the lounge and modern kitchen with doors to the dining room and rear garden, on the first floor there are three bedrooms and modern refitted bathroom, the rear garden with paved patio lawn and side gate to driveway.

## HALLWAY

## LOUNGE

14'3 x 11'5 (4.34m x 3.48m)



## DINING ROOM

8'0 x 7'6 (2.44m x 2.29m)



## MODERN KITCHEN

12'5 x 12'10 max (3.78m x 3.91m max)



## LANDING

## BEDROOM 1

13'4 x 12'4 (4.06m x 3.76m)



**BEDROOM 2**  
12'4 x 9'10 max (3.76m x 3.00m max)



**BEDROOM 3**  
8'6 x 8'5 (2.59m x 2.57m)



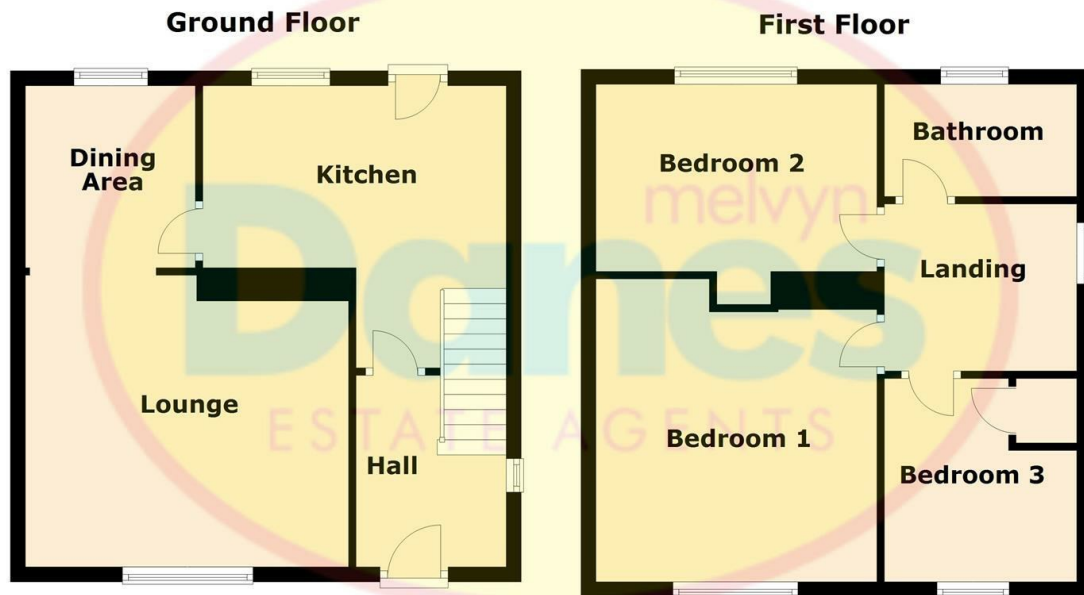
**REFITTED BATHROOM**



**REAR GARDEN**

## 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.



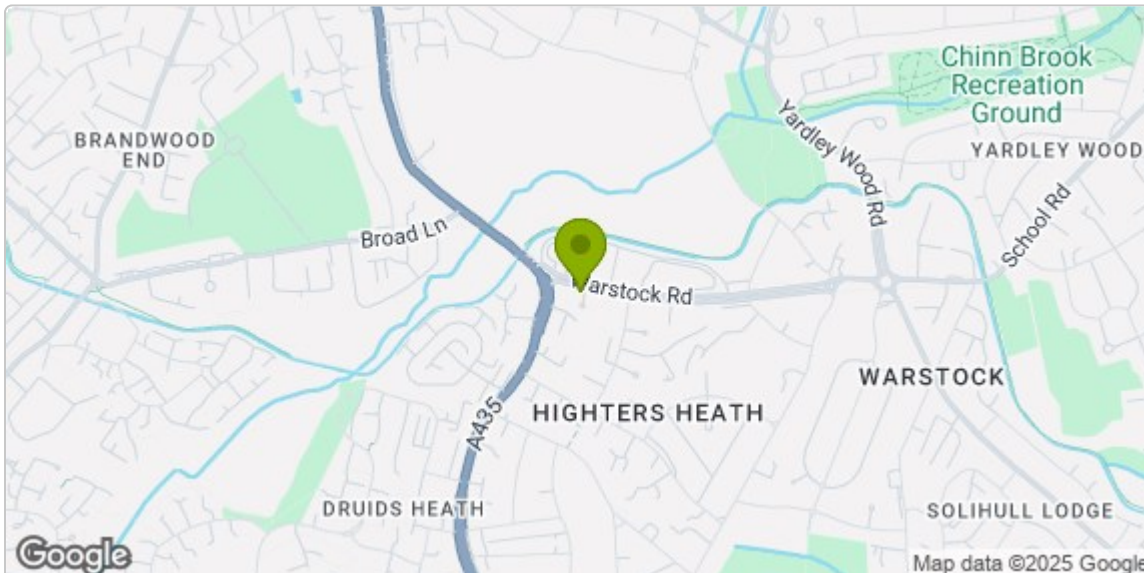
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** B

**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:**  
11 Warstock Road Warstock  
Birmingham B14 4RN

**Council Tax Band:** B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		72	88
England & Wales		EU Directive 2002/91/EC	