



Farlands Grove
Birmingham
B43 5PY
£280,000



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Farlands Grove

Birmingham, B43 5PY

WK are pleased to offer this well presented three bedrooms semi detached property. The property is within close proximity to local shops and amenities, public transport, motorway links near, infant and junior schools near by. Viewing is essential.

The property briefly compromises of spacious entrance hall, two reception rooms with lounge having gas fire, kitchen with plenty of storage cupboard space, utility area with downstairs WC, three bedrooms, family bathroom offering a shower cubical and a separate WC. The garden is spacious and offers lawn and patio area. The property further benefits from a garage, off road parking, double glazing and gas central heating. A viewing is essential to appreciate this property.



Entrance Hall

double glazed window to side elevation, wood flooring, radiator, ceiling light point and stairs rising to the first floor.

Lounge

12' 02" x 14' 06" (3.71m x 4.42m) Having a double glazed patio doors to the rear elevation, gas feature fireplace with surround, central heating radiator, TV point, ceiling light points and carpet flooring

Dining Room

6' 11" x 13' 04" (2.11m x 4.06m) Having a double glazed window to the front elevation, central heating radiator, TV point, ceiling light points.

Kitchen

Having double glazed windows to the rear, fitted kitchen with a range of wall and base units and complimentary work surface over, stainless steel sink/drain, tiling to splash prone areas, gas hob and oven with cooker hood over, plumbing for washing machine, radiator, and ceiling light point.

Utility room

With double glazed window to rear aspect and work surface. Space and plumbing for automatic washing machine, space for fridge freezer.

First Floor

Landing

Having a double glazed window to side elevation, stairs from the entrance hall, carpet and ceiling light point.

Bedroom One

8' 07" x 11' 07" (2.62m x 3.53m) Having a double glazed window to the front elevation, ceiling light point, carpet, TV point and central heating radiator.

Bedroom Two

10' 01" x 10' 01" (3.07m x 3.07m) Having a double glazed window to the rear elevation, ceiling light point, carpet, TV point and central heating radiator.

Bedroom Three

7' 01" x 9' 00" (2.16m x 2.74m) Having a double glazed window to the rear elevation, ceiling light point, carpet, TV point and central heating radiator.

Family Bathroom

Having a double glazed window to the rear elevation, bath with mixer taps plus shower over, low level WC, wash hand basin, lino flooring, ceiling light point and central heating radiator.