



2 Castle Road

Weoley Castle, Birmingham, B29 5BA

Offers In The Region Of £210,000



THREE BEDROOM HOME, LOVELEY VIEWS AND NO CHAIN! This is a well-maintained, three-bedroom home, perfectly positioned and enjoying wonderful views across open parkland and a charming duck pond. This fantastic location offers excellent transport links into Birmingham City Centre, the Queen Elizabeth Hospital, and the University of Birmingham, as well as being within easy reach of local shops, cafes, and local schools.

The property itself comprises: entrance hall, a bright and spacious open-plan living room and kitchen complete with integrated appliances and direct access to the rear garden, a separate reception room, ground-floor bathroom, and a useful storage cupboard. Upstairs there are three generously sized bedrooms (two doubles and one large single), offering comfortable family living with excellent park views. Outside, the property offers front and rear gardens, with the rear being fully decked. This is an ideal home for first time buyers or buy to let opportunity! Please call our Bournville team to book your viewing!



Approach

Having lawned fore garden, side wooden access gate to rear garden and pathway leading to entrance door into:

Reception Hall

Having stairs to first floor landing with under stairs storage with plumbing for washing machine, laminate wood floorcovering, cornice to ceiling, central heating radiator and doors leading to;

Lounge

11'0" x 10'2" (3.35 x 3.10)

Having double glazed window to front elevation, laminate wood floor covering, two obscured windows to side elevation and central heating radiator.

Dining Room

6'4" x 14'10" (1.93 x 4.52)

Having feature fireplace with wall mounted electric fire, laminate wood floor covering, central heating radiator, double glazed window to rear elevation and archway through to:

Kitchen

6'4" x 6'10" (1.93 x 2.08)

Having a range of roll edge work surfaces with storage cupboards under, stainless steel sink unit and drainer, space for dishwasher, fitted fan oven with gas hob and extractor hob over, a range of wall mounted cupboards, central heating radiator and door leading to rear garden.

Bathroom

6'2" x 5'10" (1.88 x 1.78)

Being tiled to full height and fitted with a white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, low level flush WC, wall mounted cupboard, obscured double glazed window to side elevation, extractor fan, and central heating radiator.

Boiler / Utility Area

2'8" x 6'4" (0.81 x 1.93)

Having a wall mounted combination boiler and shelving.

First Floor Landing

Having hatch to loft, double glazed window to side and internal doors opening;

Bedroom One

17'4" (max) x 11'0" (5.28 (max) x 3.35)

Having feature fireplace, window to front elevation and park and pond views, built-in storage cupboard and central heating radiator.

Bedroom Two

15'1" x 9'7" (4.60 x 2.92)

Having feature fireplace, central heating radiator and window to rear elevation.

Bedroom Three

7'6" x 11'4" (2.29 x 3.45)

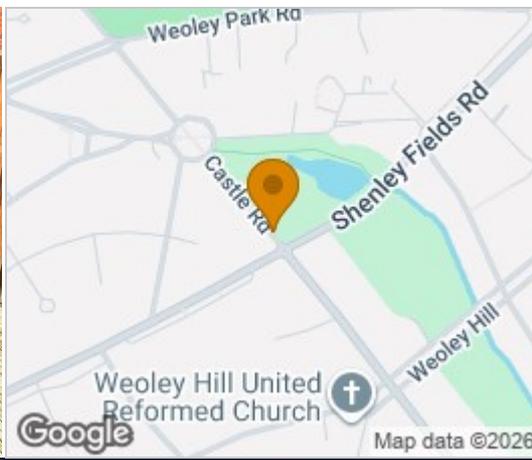
Having central heating radiator, window to rear elevation and ceiling light point.

Enclosed Rear Garden
Being fully laid to decking.

Tenure

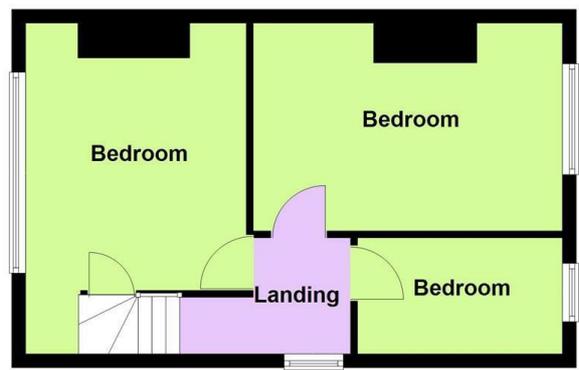
The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





Floor Plan

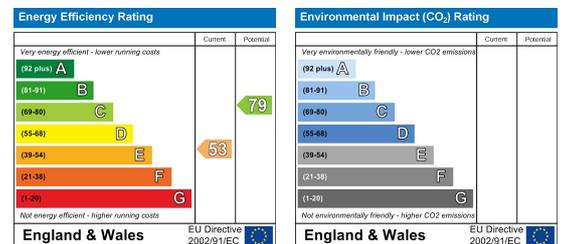
Castle Road - NOT TO SCALE - For illustrative purposes only



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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