



£210,000

2 Castle Road, Weoley Castle, Birmingham, West Midlands, B29 5BA

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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.

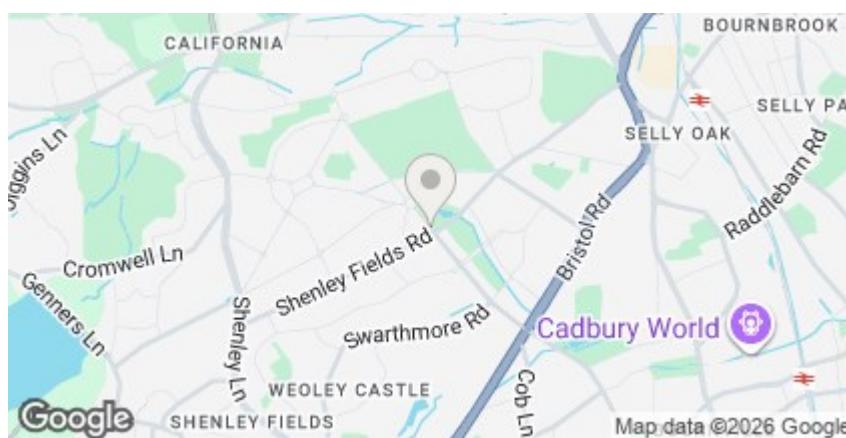
Bedroom Three

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Potential
Very energy efficient - lower running costs			
(92 plus) A	79		
(81-91) B	53		
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	