



3 Padstow Road, Birmingham B24 0NE

Fixed Price **£145,000**

- Well Appointed Modern Mews
- Fitted Dining/Kitchen
- Two Double Bedrooms

- Conservatory
- Detached Single Garage
- Energy Efficiency Rating - D

0121 709 3300

3 Padstow Road, Birmingham, B24 0NE

3 Padstow Road is a delightful modern mews situated in a prominent position in a sought after location being exceptionally presented throughout & conveniently positioned close to shops, local amenities and excellent transport network. The spacious accommodation briefly comprises vestibule, lounge, fitted dining kitchen, fabulous conservatory, two double bedrooms, family bathroom, adjoining parking bay and detached single garage, well maintained rear garden.

APPROACH

Via a paved pathway leading to gravel stone foregarden with decorative dwarf retaining wall and decorative iron railing.

VESTIBULE

Single panel radiator, stairs rising to first floor landing, BT telephone point, wood effect flooring, ceiling light point, door to:

LOUNGE

13' 1" (4M) X 9' 10" (3M)

Ornamental fireplace with feature inset pebble stone effect gas fire, TV aerial point, wood effect flooring, ceiling light point, door to under stairs cupboard, UPVC double glazed window to front aspect, door to:



KITCHEN

13' 1" (4M) X 11' 10" (3.6M)

A range of modern wall and base units with co-ordinated roll top work surface over, complementary ceramic tiling to splash prone areas, integrated four ring gas hob, electric oven, concealed extractor fan, cupboard housing Potterton combination central heating boiler, space and plumbing for washing machine and space for further additional appliance, one and a half bowl stainless steel sink and drainer unit with mixer tap over, UPVC double glazed window to rear aspect, single panel radiator, two ceiling light points, opening to:



CONSERVATORY

8' 6" (2.6M) X 8' 6" (2.6M)

UPVC double glazed French doors to rear, window to side aspect, lights and power points.



FIRST FLOOR LANDING

Single panel radiator, ceiling light point, loft access, doors to bedrooms and bathroom.

BEDROOM ONE

11' 6" (3.5M) X 10' 1" (3.07M)

Single panel radiator, ceiling light point, double built in wardrobe, additional alcove with fitted wardrobe, UPVC double glazed window to front aspect.



BEDROOM TWO

10' 2" (3.1M) X 6' 3" (1.9M)

UPVC double glazed window to rear aspect, single panel radiator, ceiling light point.

BATHROOM

Modern three piece white suite comprising low level flush wc, pedestal wash hand basin, panelled bath with thermostatic shower over, complementary ceramic tiling to splash prone areas, ceiling light point, UPVC double glazed window to rear aspect, single panel radiator, extractor fan.



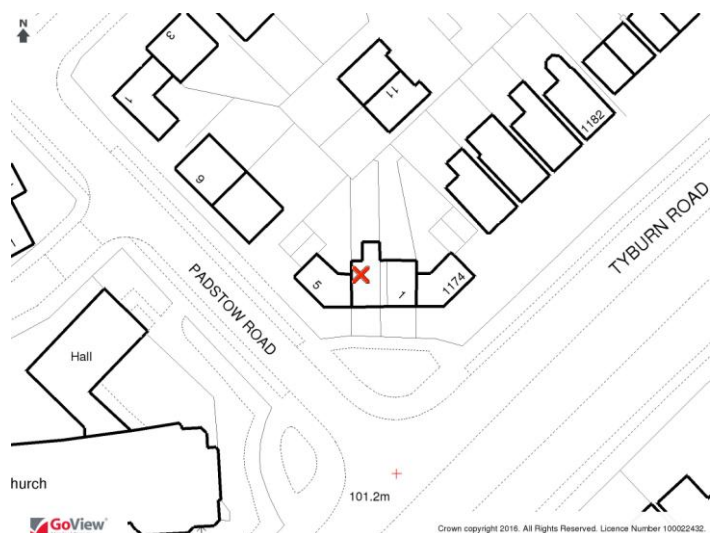
GARDEN

Paved patio area leading to a mostly laid to lawn rear garden, timber fencing to perimeter, access to front though gateway and covered side passageway.

GARAGE

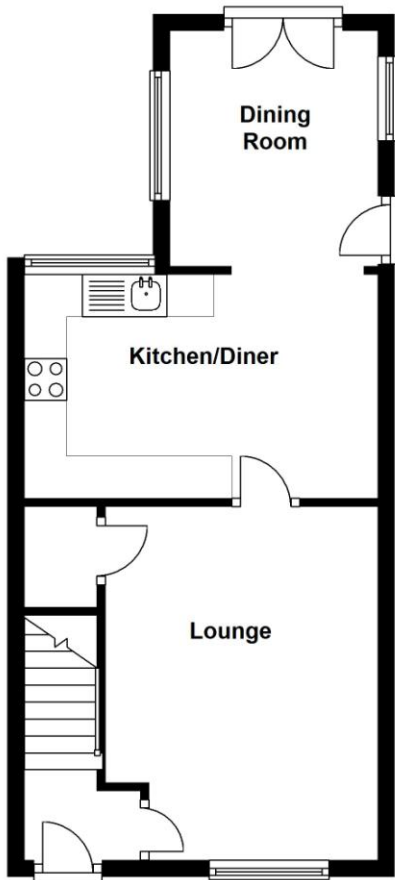
18' 4" (5.6M) C 8' 6" (2.6M)

Via shared driveway, having up and over door, overhead storage.



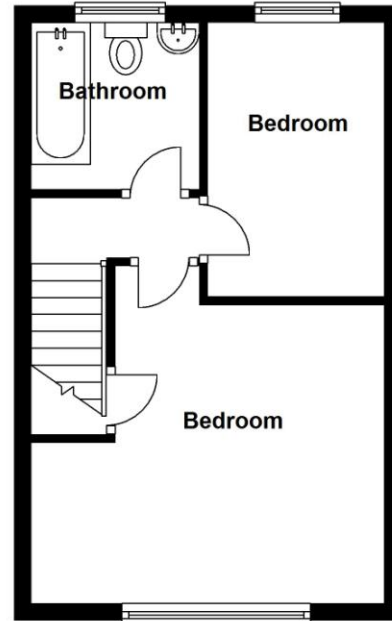
Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.5 sq. feet)



Total area: approx. 64.6 sq. metres (695.7 sq. feet)



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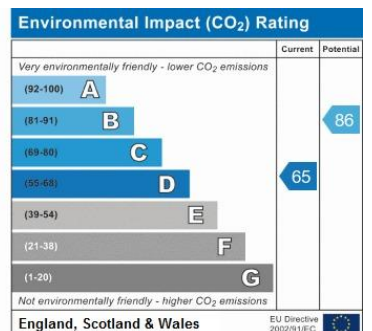
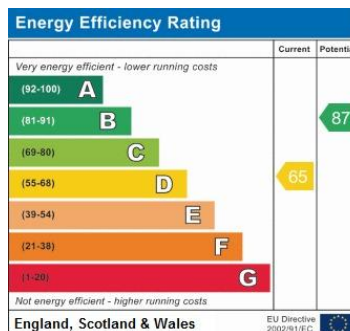
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