



Allwell Drive, Birmingham, B14 5SP

Guide Price £260,000

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## LOCATION

The property is situated in a very convenient location within walking distance to the Maypole, which offers a wide selection of local shops including Aldi and Sainsburys supermarkets and Puregym. There are a good choice of local Schools for all ages and easy public transport to Birmingham, Solihull, Shirley and Stratford-Upon-Avon via buses or trains via Wythall, Yardley Wood and Whitlocks End stations.

There is easy road access to the M42, M40, M5 and M6 via the Alcester Road. The NEC, Resorts World and Birmingham International airport and train station are approx 11 miles.

The property stands back from the road behind a block paved driveway with wall enclosed flower beds, paved path and access is gained via a double glazed entrance door leading to;

## ENCLOSED PORCH

Double glazed windows to front and side, meter cupboards and part glazed door with side window to;

## ENTRANCE HALL

Built in cloaks cupboard, stairs to first floor with electric stair lift (can be removed prior to completion if not required). Sliding door to;

## LOUNGE - 5.49m x 3.66m (18'0" x 12'0")

Double glazed window to front, two radiators, Adam style fireplace surround with marble hearth and backdrop, electric remote flame effect fire an sliding door to;







## **SUPERB EXTENDED KITCHEN/ FAMILY/ DINING ROOM - 6.1m x 4.57m (20'0" x 15'0")**

Two double glazed velux windows to ceiling offering ample daylight, double glazed door to side passage, double glazed window to side and rear and sliding double glazed patio doors to the garden. An extensive range of refitted shaker style, base, wall and drawer units, marble effect worktops, built in oven, induction hob with extractor over, plumbing for washing machine, space for fridge freezer. Centre island breakfast bar, integrated dishwasher, ceramic one and a half sink drainer unit. Two radiators, wall mounted Veissmann central heating boiler and door to;

## **DOWNSTAIRS WC**

White wash hand basin and storage beneath, WC and extractor fan.

## **FIRST FLOOR LANDING**

Shelved storage cupboard, loft hatch with pull down ladder to insulated and part boarded loft space.

## **BEDROOM ONE - 4.27m x 2.79m (14'0" x 9'2")**

Double glazed window to front and radiator.

## **BEDROOM TWO - 3.91m x 2.79m (12'10" x 9'2")**

Double glazed window to rear and radiator.





**BEDROOM THREE - 3.3m x 2.13m (10'10" x 7'0")**

Double glazed window to front, radiator and fitted wardrobe.

**GARAGE**

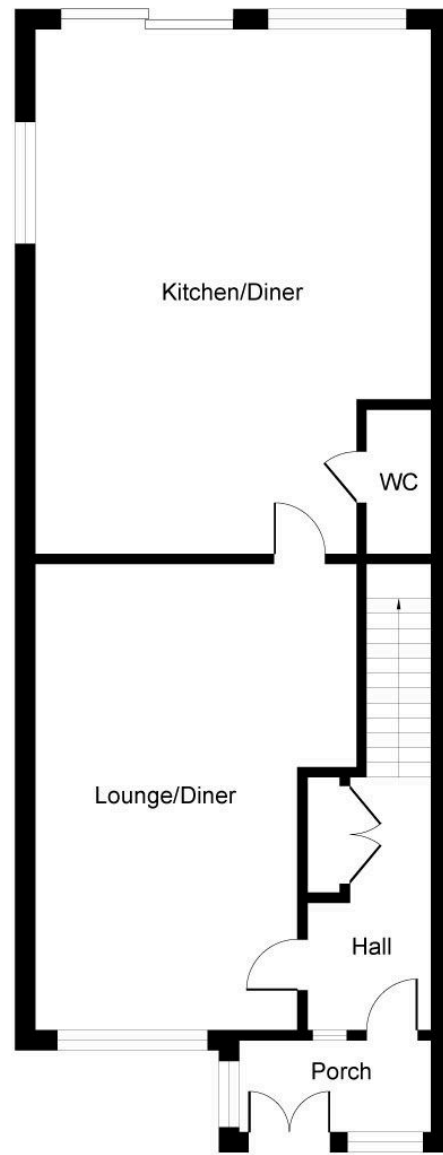
Situated in a separate block across from the property with up and over garage door.

**SOUTHERLY FACING REAR GARDEN**

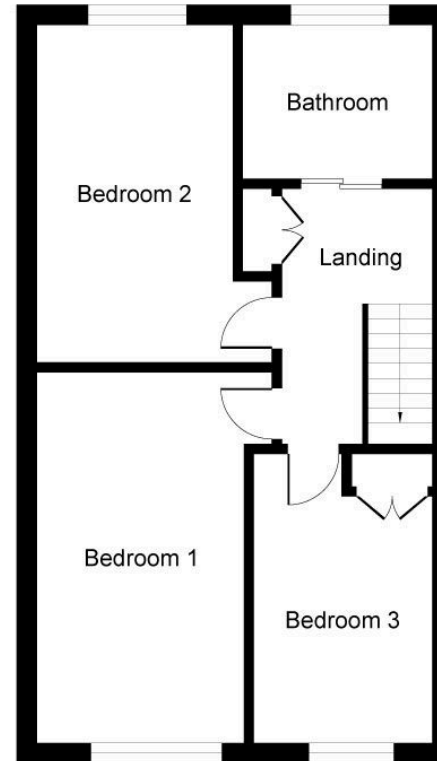
Paved patio with the benefit of an electric pull out sun canopy blind, gated side passage, shaped lawn, well stocked flower and shrubbery beds, greenhouse and good sized workshop/ shed with power.







Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.