



£200,000 Offers In Excess Of

Wold Walk, Birmingham, B13 0JT

Terraced House | 3 Bedrooms | 1 Bathroom

0121 249 6207

BLACK & GOLDS  
REAL ESTATE SOLUTIONS

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# Step Inside

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## Key Features

- Three Bedroom Property
- Mid Terrace
- Living Room to Front Aspect
- Dining Kitchen
- Off Road Parking
- Rear Garden
- Two Doubles and One Single
- Bathroom
- Popular Location
- Ideal for First Time Buyers

## Property Description

BLACK AND GOLDS ARE PLEASED TO OFFER FOR SALE this three bedroom family residence on Wold Walk, B13 Viewings Highly Recommended.

## Main Particulars

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Location:

This property is in a highly convenient location, offering residents a wealth of excellent amenities within easy reach. Nearby, you'll find a diverse array of retail facilities, ensuring that shopping and daily necessities are always within close proximity.

For those who rely on public transportation, regular bus services provide convenient access to key destinations, including Birmingham City Centre, Solihull Town Centre, and the surrounding areas, making commuting a breeze.

Families with children will appreciate the property's proximity to a range of high-quality nursery, primary, and secondary schools.

Additionally, the property benefits from easy access to the Maypole and Hollywood By-Pass, providing a swift connection to Junction 3 of the M42 motorway at Portway. The M42 serves as a central hub in the national motorway network, offering quick access, via the junction with the A45, to notable attractions such as the National Exhibition Centre, National Motorcycle Museum, Birmingham International Airport, and Railway Station.

FULL DETAILS:

This charming three-bedroom mid-terrace house on Wold Walk, B13, is perfect for first-time buyers.

The property includes a living room situated at the front with a double-glazed window and under-stairs storage. The dining kitchen features a range of base cupboards and drawer units, matching wall-mounted cabinets, a sink, and a drainer unit. There is also a utility area and a door leading to the rear garden.

Upstairs, there are three bedrooms, two of which are doubles and one single, all with double glazing. A spacious family bathroom completes the first floor.

Outside, the home offers off-road parking at the front and a rear garden with a paved patio area, lawn, and mature plants and shrubs on the sides.

Viewings are highly recommended to fully appreciate this well-presented family home.

Tenure:

We are advised that the property is Freehold.

Please note this property is made of a concrete block construction.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.



Telephone: 0121 249 6207

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