



## The Timber Way, Birmingham, West Midlands

NO UPWARD CHAIN | OFF ROAD DRIVEWAY FOR TWO CARS | HS2 TRAIN RAILWAY IN PROGRESS - EXELENT TRANSPORT LINK | GORGEOUS GARDEN WITH SHED | GROUND FLOOR WC | THREE GOOD SIZE BEDROOMS | CLOSE TO TOP-RATED SCHOOLS RESTAURANTS SHOPS | HIGH EPC

Asking Price: £220 (Offers Over)

**KW PLUS**  
KELLERWILLIAMS



# The Timber Way, Birmingham, West Midlands

## DESCRIPTION

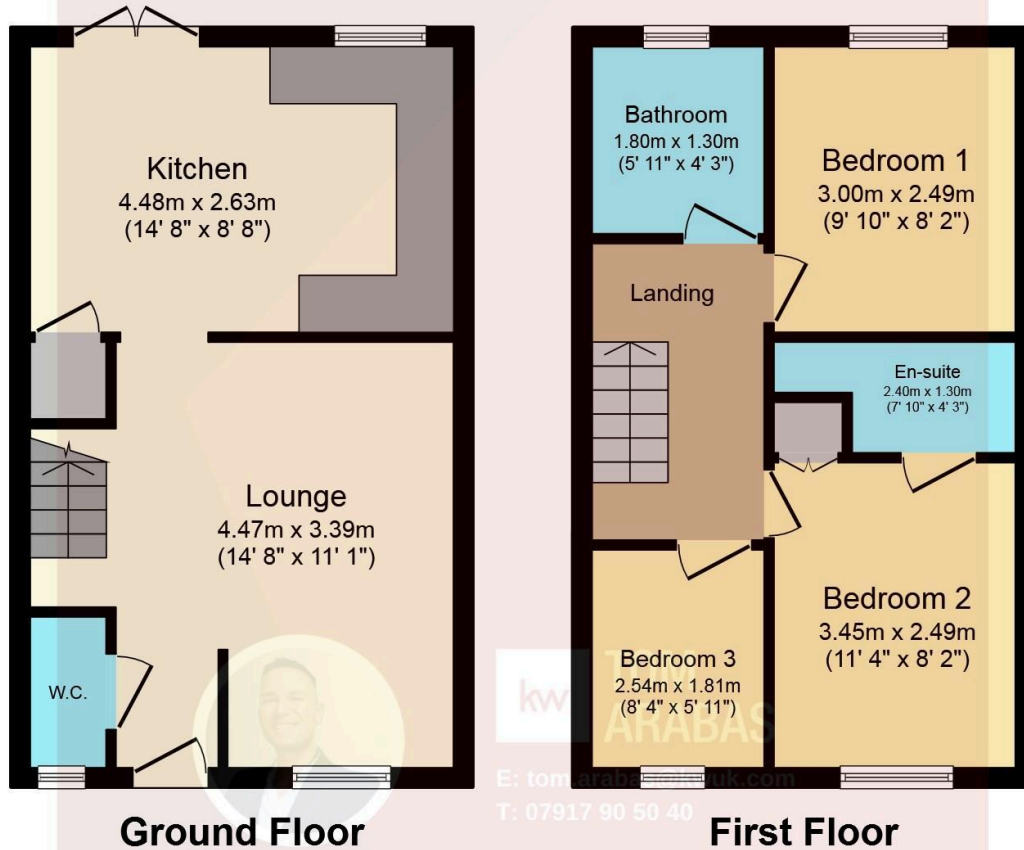
Welcome to this exquisite 3-bedroom terrace house, a perfect embodiment of contemporary living and comfort. Nestled within a serene and sought-after neighbourhood, this residence offers a harmonious fusion of elegant design, functional spaces, and modern amenities. This charming property opens to: A welcoming hallway featuring laminate flooring and a modern aesthetic. A stylishly designed kitchen/diner with integrated appliances and ample storage space. A cosy lounge area offering comfort and relaxation, ideal for unwinding after a long day. Three well-appointed bedrooms including an en-suite in the primary bedroom, offering both privacy and convenience. A family bathroom equipped with essential amenities for daily comfort. Convenient Location: Positioned in a tranquil cul-de-sac while being in proximity to local amenities, supermarkets, and easily commutable distances to popular destinations like Resorts World and The Bullring. Tenure: Leasehold with 138 years remaining. Ground Rent: £150 per annum. Council Tax Band C.











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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			93
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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**OPENING HOURS**

None