



**Connells**

Elstree Road  
BIRMINGHAM



## Property Description

A well presented three bedroom end terraced home located in a popular residential location, close to main road transport links and some local amenities. Having entrance hallway, family lounge, refitted dining/kitchen with access into a conservatory, ground floor bathroom, three good sized bedrooms and a low maintenance rear garden, central heating and double glazing.

## Entrance Porch

Having door giving access in to the porch area.

## Entrance Hall

Having glazed door to the front giving access into the entrance hallway, radiator to wall, stairs lead to first floor landing and laminate floor. Door to the Lounge.

## Family Lounge

13' 10" maximum x 14' plus the bay ( 4.22m maximum x 4.27m plus the bay )

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point, decorative picture railing, living flame gas fire with fireplace and stone surround, inset and hearth, laminate floor, door gives access into an understairs cupboard which houses the wall mounted central heating boiler and has space and plumbing for a washing machine.

## Kitchen

10' 11" x 9' 5" ( 3.33m x 2.87m )

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over and fitting matching wall units, double glazed sliding door to the rear opening into the conservatory, one and a half bowl stainless steel sink and drainer unit with mixer tap over, five ring gas hob with built-in cooker hood and extractor fan, integrated electric oven, radiator to wall, built-in microwave, tiled flooring, spotlights to ceiling, island and door gives access into the ground floor shower room.

## Ground Floor Bathroom

Having shower cubicle with rainfall and hand-held shower, wall mounted wash hand basin, low level flush WC, frosted double glazed window to the rear, jacuzzi bath, wall mounted heated towel rail radiator and extractor fan.

## Conservatory

9' 2" to the window x 12' 9" ( 2.79m to the window x 3.89m )

Having under floor heating and double glazed door to the rear garden.

## First Floor Landing

Having loft access via a drop down ladder, the seller advises that there is a light facility. Double glazed window to the side and doors off to the three bedrooms.

### Bedroom One

17' 4" maximum x 10' 9" ( 5.28m maximum x 3.28m )

Having double glazed window to the front, picture railing, spotlights to ceiling and feature cast iron fireplace.

### Bedroom Two

12' 8" x 9' 4" ( 3.86m x 2.84m )

Having double glazed window to the rear, radiator to wall and spotlights to ceiling.

### Bedroom Three

9' 6" x 7' 6" ( 2.90m x 2.29m )

Having double glazed window to the rear, radiator to wall, spotlights to ceiling and decorative picture railing.

### Outside Front

Having block paved hard standing area. Gated access to the rear garden.

### Rear Garden

Being a good sized rear garden, having garden laid to lawn, patio area, gated access to the front and fencing to rear.









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EPC Rating: D Council Tax Band: A

Tenure: Freehold

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