



Connells

Western Road
Erdington Birmingham



Property Description

A modern three bedroom semi-detached home, located in a popular location, close to main road transport links and amenities, having NHBC Building Certificate. The accommodation comprises an entrance hall with guest WC, a good sized lounge, refitted dining/kitchen with some built-in appliances, three good sized bedrooms with the master having an en-suite shower room and a separate family bathroom. The property benefits from having a double length driveway and a good sized rear garden. Central heating and double glazing.

Reception Hall

Having composite door giving access into the hallway, door to the lounge and door to the guest WC.

Guest WC

Having low level flush WC, wash hand basin and extractor fan to wall.

Family Lounge

18' 4" x 14' 8" to include the stair recess (5.59m x 4.47m to include the stair recess)

Having double glazed window to the front and to the side, two radiators to wall, TV aerial point, stairs lead to the first floor landing, door leads to understairs storage cupboard and door gives access into the dining/kitchen.

Dining/Kitchen

14' 8" x 10' 4" plus the door recess (4.47m x 3.15m plus the door recess)

Comprising a modern fitted kitchen with fitted base units with roll edge work surfaces over, decorative splash back tiling, fitted matching wall units, one and a half bowl stainless steel sink and drainer unit with mixer tap over and cupboards under, integrated electric oven, integrated gas hob, glass splash back, space and plumbing for a washing machine, integrated fridge, integrated freezer, wall mounted central heating boiler concealed behind wall cabinet, space for a dining table, spotlights to ceiling, double glazed French doors lead to the rear garden, having built-in blinds to the French doors.

First Floor Landing

Having doors off to the three bedrooms and the family bathroom.

Bedroom 1

10' 6" maximum x 10' 5" (3.20m maximum x 3.17m)

Having double glazed window to the rear, radiator to wall, built-in wardrobes with mirrored fronts, door gives access into the en-suite shower room.

En-Suite Shower Room

Comprising a shower cubicle with rainfall and hand-held shower, low level flush WC, wash hand basin, part tiling to walls, shaver point, radiator and frosted double glazed window to the rear.

against this property. Pls ask agent for further information.

Bedroom 2

11' 5" x 7' 1" (3.48m x 2.16m)

Having double glazed window to the front and radiator to wall.

Bedroom 3

10' 6" maximum x 7' 2" (3.20m maximum x 2.18m)

Having double glazed window to the front and radiator to wall.

Family Bathroom

Comprising a panelled bath with taps over, low level flush WC, pedestal wash hand basin, extractor fan, part tiling to walls, radiator and frosted double glazed window to the side.

Outside

Front

Having pathway leading to the front of the property, tarmacadam tandem double length driveway providing ample off-road parking, gated access into the rear garden.

Rear Garden

Being an excellent sized rear garden with patio area, garden laid to lawn and fencing to perimeter.

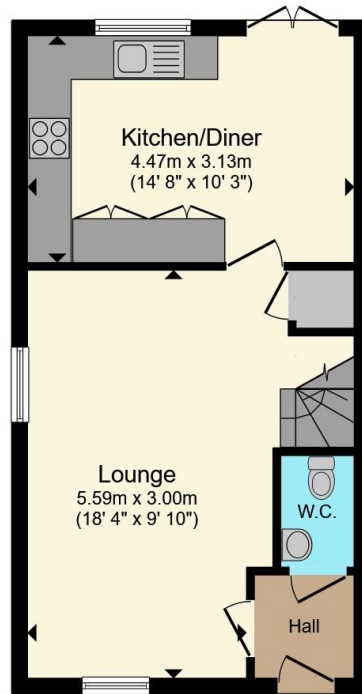
Agent's Note:

Pls be advised that there is a ten year management plan for Japanese Knotweed

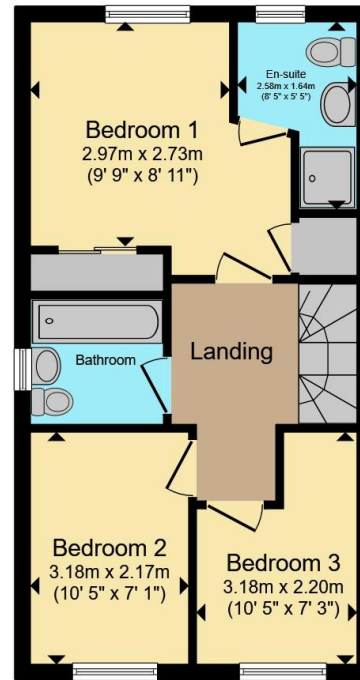








Ground Floor



First Floor

Total floor area 78.6 m² (846 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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4/6 High Street
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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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