



Connells

Western Road
Erdington Birmingham



Property Description

An immaculately presented 2 double bedroom traditional style semi-detached home. On an excellent sized plot with ample driveway to the front and hard standing area to the side. Having an excellent sized landscaped and mature rear garden. The accommodation comprises an entrance porch opening into an excellent sized entrance hallway. There is an impressive family lounge diner having a lounge area with feature log burner and an excellent sized dining area with sliding patio double glazed doors onto the side garden. The lounge diner is a light and airy room and has windows on three sides. There is an extended open plan living kitchen dining room looking onto the rear garden with feature ceiling Lantern, bi-fold doors and central island style seating. The kitchen flows from both off both of the hallway and the family lounge making it an excellent open plan space. On the 1st floor landing there is an excellent sized main bedroom which is dual aspect. The second bedroom is a good size double bedroom but has been converted into a walk in dressing room with wall-to-wall wardrobes. There is a refitted family shower room. The home is in immaculate order, and viewing is advised to fully appreciate. Close to the amenities of Erdington High Street, train station and public transport routes

Entrance Porch

Having double glazed doors giving access into the porch. Internal double glazed door gives access into the reception hallway.

Hallway

having double glazed window to the front, laminate flooring, 2 wall mounted central heating radiators, stairs to the first floor landing and doors give access into the guest WC, glazed double doors into the lounge diner and access into the dining kitchen.

Guest WC

Having low-level flush WC and wall-mounted wash hand basin

Lounge Diner

24' 3" plus the door recess x 11' 10" max (7.39m plus the door recess x 3.61m max)

Having walk-in bay window to the front, double glazed French doors opening to the living kitchen dining room, sliding double glazed patio doors leading on to the side patio area, coving, spotlights the ceiling, feature log burner inset into a Cotswold split face tiled chimney breast, reset light and feature beam.

Kitchen/Dining/ Family Room

16' 5" max x 18' 6" max (5.00m max x 5.64m max)

A refitted kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, ceramic sink and drainer unit with mixer tap over, cupboards under, integrated double electric oven and integrated electric hob over, space and plumbing for a washing machine and a dishwasher, warm mounted designer radiator to wall, skylight window to ceiling, ceiling lantern bringing additional light into the kitchen area, wall-mounted central heating boiler concealed behind built-in unit, TV aerial point, bifold doors opening onto the rear garden, double glazed French door

leading into the garden, overhang seating area providing with cupboards under and laminate floor. Excellent views to the rear garden.

First Floor Landing

Having a double glazed window to the front and being a good sized gallery landing. Doors off to the two bedrooms and the refitted shower room.

Bedroom 1

12' 2" x 11' 9" (3.71m x 3.58m)

Having double glazed walk-in bay window to the front and having double glazed window to the side, TV aerial point and 4 wall light fittings.

Bedroom 2

9' 9" x 9' 6" (2.97m x 2.90m)

Having double glazed window to the rear, Built in wall to wall wardrobes with mirrored fronts. This room is currently used as a dressing room but could easily be used as a 2nd bedroom.

Refitted Shower Room

Refitted shower room having shower cubicle with shower facility, low level flush WC, wall-mounted wash hand basin with cupboard under, spotlights to the ceiling, extractor fan, frosted double glazed window to the side and rear and full tiling to walls..

Outside

Front

Having wrought iron railings to the front and wrought iron railing double gates giving access onto the driveway offering off road parking to the front. Lawn with planted borders. Double gates to the side leading to the side garden.

Side Garden

having blocked paved the hide standing area providing excellent garden seating opening on to the rear garden.

Rear Garden

Being an excellent sized rear garden with garden laid to lawn large, patio area and rear patio area at the bottom of the garden. There is space for a shed, fencing to the side and to the rear, excellent sized gazebo providing outside seating. various plants trees and shrubs.

Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead









Total floor area 91.8 m² (989 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

Connells

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

Tenure: Freehold

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