







## Property Description

This charming three-bedroom property is situated on an exceptionally large corner plot, offering plenty of space both inside and out. The property features a well-appointed kitchen/diner and spacious lounge, providing comfortable living area. The generous rear garden is perfect for outdoor activities, while the large driveway offer ample parking. Located in a residential area, this home represents an excellent opportunity for first-time buyers looking to settle in a desirable neighbourhood. Viewing is highly recommended- anyone looking to view should call the sales team on 0121-552-2671

### Entrance Hall

Having door to the side and stairs to the first floor and various rooms:

### Lounge

13' 9" x 11' 8" ( 4.19m x 3.56m )

Having a double glazed bay window to front and wall mounted radiator.

### Kitchen

13' 7" x 10' 3" ( 4.14m x 3.12m )

Having wall and base units, sink/drainer integrated into work surface, double glazed window and door leading to the rear. Integrated oven and electric oven and wall mounted radiator.

### Landing

Having double glazed window and doors leading to various rooms:

### Bedroom One

11' 1" x 10' 3" ( 3.38m x 3.12m )

Having double glazed window and wall mounted radiator.

### Bedroom Two

11' 7" x 9' 11" plus bay ( 3.53m x 3.02m plus bay )

Having a double glazed bay window to front and wall mounted radiator.

### Bedroom Three

8' 4" x 8' 2" ( 2.54m x 2.49m )

Having double glazed window and wall mounted radiator.

### Bathroom

Having a bath with shower over, wash hand basin, low level WC, double glazed window, towel rail and wall mounted radiator.

### Rear Garden

Large patio area connecting to a further lawn area with pathway to the rear of the garden, fence boundaries and access to the side and front of the property.

### Front Of The Property

This plot sits on the corner of Hill top Road and has an exceptionally large driveway and landscaped frontage with lawn and plant boundaries.

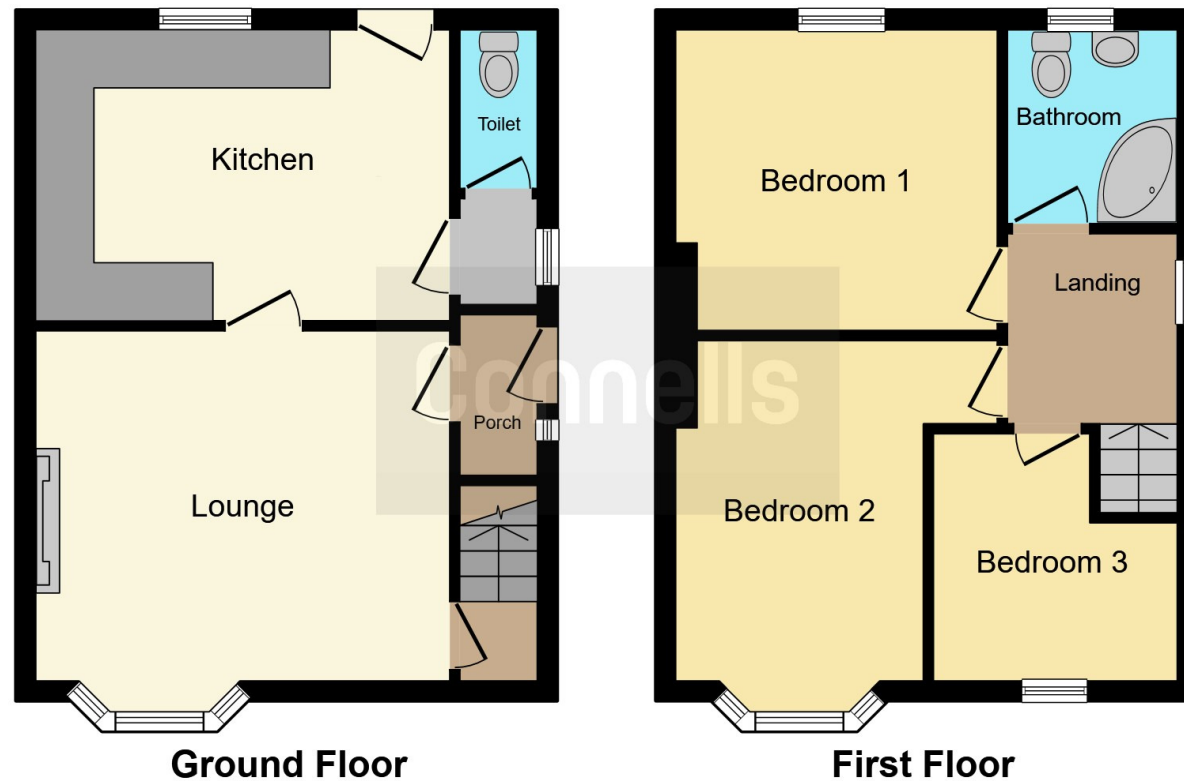












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/OLD312149](http://connells.co.uk/Property/OLD312149)



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