



**Connells**

Farcroft Avenue  
Birmingham



## Property Description

This property briefly comprises of an entrance hall, lounge, dining room, fitted kitchen, utility area, down stairs bathroom, three good sized bedrooms, central heating and a rear garden.

## Entrance Hall

Main front door leading into the property, radiator, stairs rising to the first floor and doors into both receptions and kitchen.

## Lounge

14' 4" into bay x 11' 8" into recess ( 4.37m into bay x 3.56m into recess )

Bay window to the front, TV point, radiator, gas fire and surround and laminated flooring.

## Dining Room

12' 9" x 11' 8" ( 3.89m x 3.56m )

Window to the rear, radiator, TV point, gas fire and surround and laminated flooring.

## Kitchen

11' x 9' 5" ( 3.35m x 2.87m )

A range of fitted wall and base units with surfaces over, one bowl stainless steel sink and drainer with taps, window to the side, central heating boiler and doors into the lobby and entrance hall

## Lobby

Doors leading into the utility area/veranda, bathroom and wc.

## Bathroom

Window the the side, wash hand basin, low level wc, fitted panel bath with shower over, chrome heated towel rail and being fully tiled.

## Utility/veranda

23' 10" x 6' 1" into recess ( 7.26m x 1.85m into recess )

Door into the rear garden, wash hand basin and plumbing facilities.

## First Floor Landing

Window to the rear, radiator and laminated flooring.

## Bedroom One

15' 1" into recess x 12' excluding bay ( 4.60m into recess x 3.66m excluding bay )

Bay window to the front and two radiators.

## Bedroom Two

12' 8" x 11' 8" into recess ( 3.86m x 3.56m into recess )

Window to the rear, laminated flooring and a radiator.

## Bedroom Three

9' 5" x 8' 6" ( 2.87m x 2.59m )

Window to the front, radiator and laminated flooring.

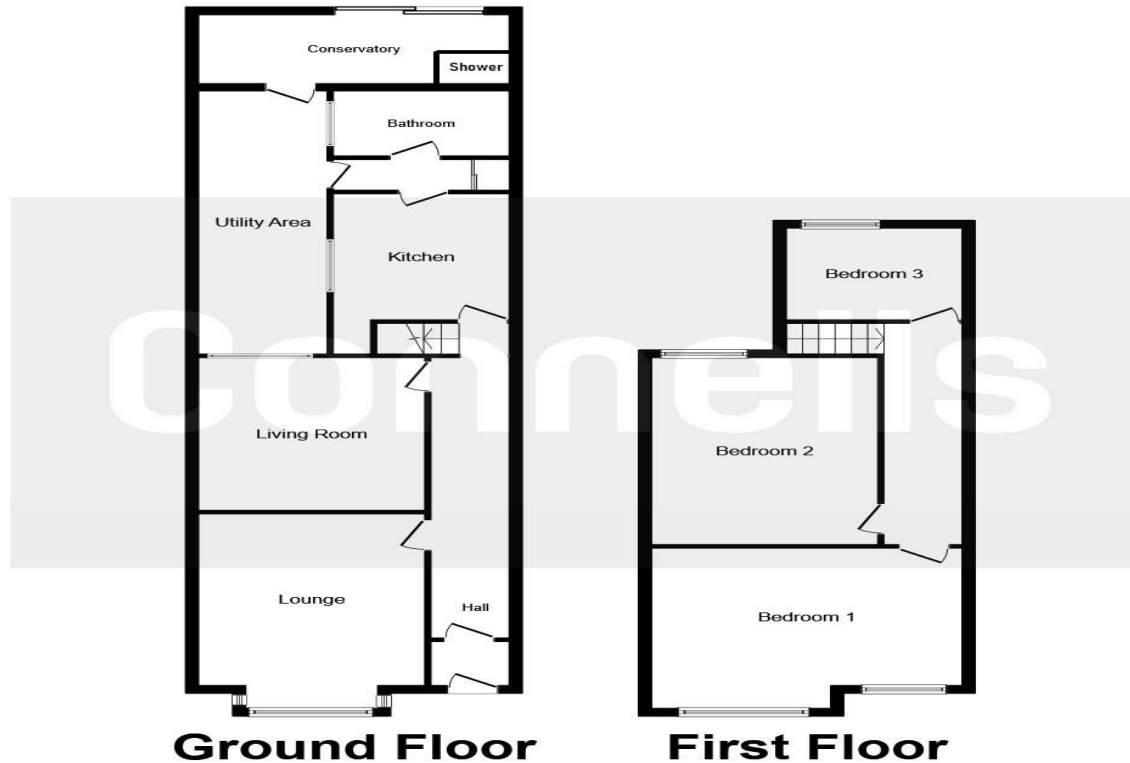
## Rear Garden

Being completed slabbed for low maintenance, shed, flowerbeds to borders and rear gated access









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**EPC Rating: D**

Tenure: Freehold

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