



Connells

Elan Rise
Quinton



Property Description

Modern semi-detached home in excellent condition throughout, off road parking for several cars, fitted kitchen to include some appliances, spacious lounge with dining area, two double bedrooms, first floor bathroom, guest cloakroom, enclosed rear garden.

Entrance Porch

Thermostat, built-in footwell, coat hooks.

Cloakroom

Low flush w.c, ceiling light point, panelled radiator, sink, double glazed window.

Lounge

13' x 14' 2" (3.96m x 4.32m)

Large cupboard, two ceiling light points, two panelled radiators, french doors to garden, double glazed window, venetian blinds.

Kitchen

11' x 6' 9" (3.35m x 2.06m)

Baxi boiler, gas hob, electric oven, space for tall fridge freezer and washing machine, extractor fan, a range of matching wall and base units, vinyl flooring, panelled radiator, standard worktops and vertical blinds.

Bedroom One

14' x 11' 3" max (4.27m x 3.43m max)

Two double glazed windows to rear elevation, ceiling light point, double mirrored wardrobes, panelled radiator, venetian blinds.

Bedroom Two

14' 2" x 8' 1" (4.32m x 2.46m)

three double sockets, t.v. point, internet point, large built-in cupboard, two double glazed windows to front elevation, ceiling light point, panelled radiator.

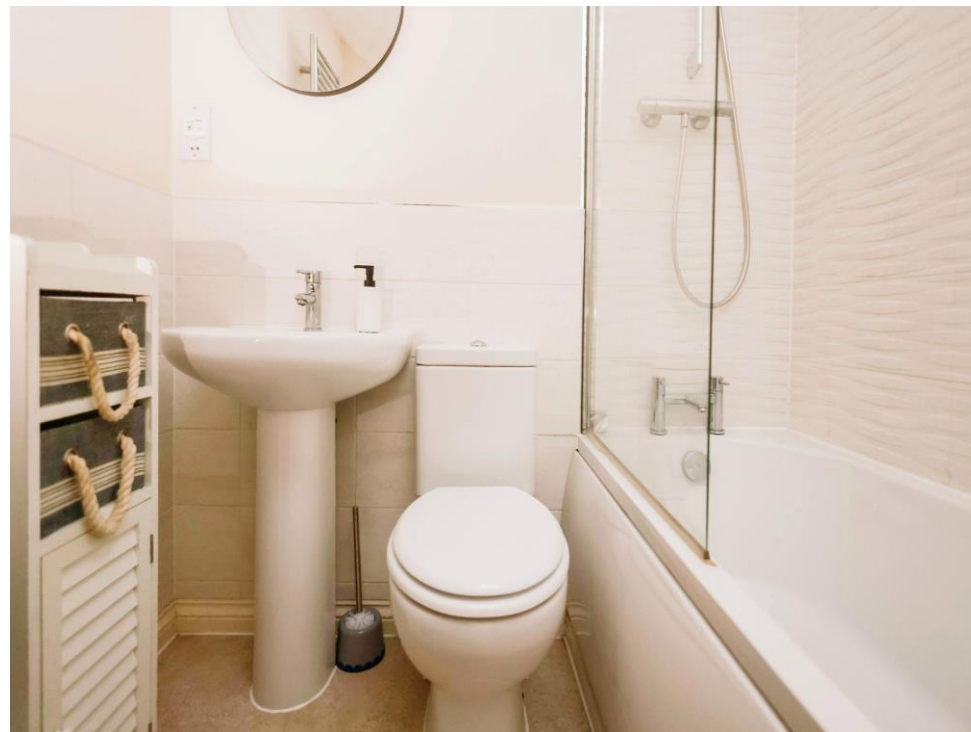
Bathroom

Extractor fan, large towel rail, shaving point, low flush w.c, pedestal sink, panelled bath with shower overhead and glass screen, three ceiling spotlights, vinyl flooring, part tiled with ceramic tiles, wall mirror, panelled radiator.

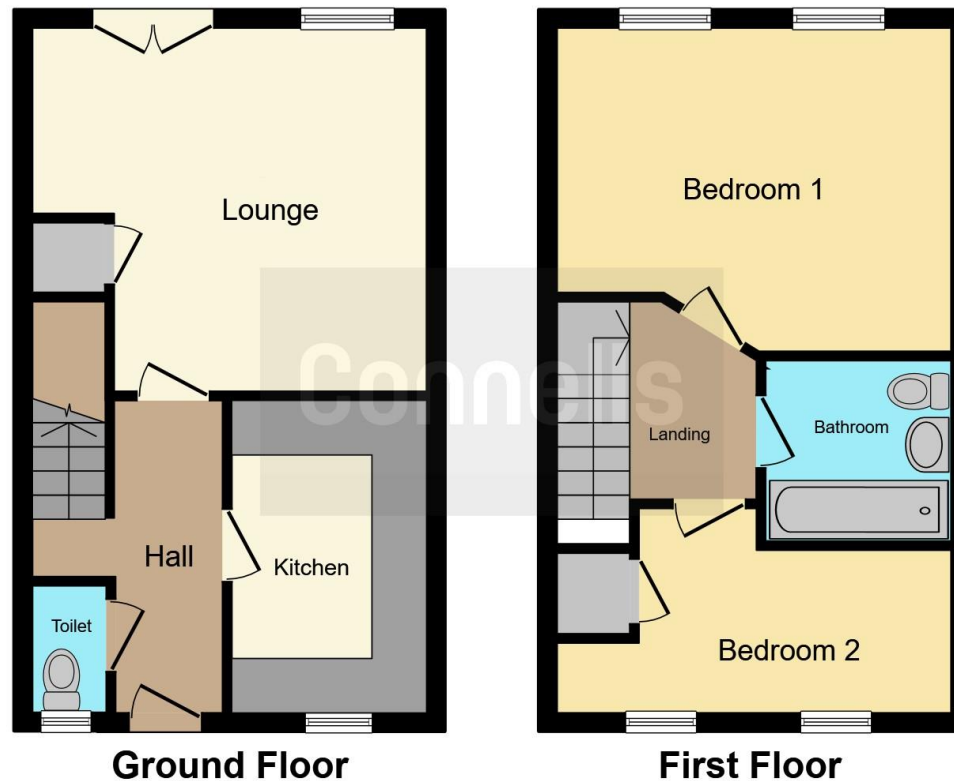
Rear Garden

Established private rear garden, fenced, two paved areas, lawn, established plants, large shed, water butt, side access.









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

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EPC Rating: C

Tenure: Freehold

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