



Connells

Minton Road
Harborne



Property Description

Welcome to this inviting and well-presented 3-bedroom semi-detached family home, perfectly situated in a desirable residential area. With no onward chain, this property offers a hassle-free move-in experience. Boasting a versatile layout with a range of well-appointed rooms, it is ideal for families seeking both comfort and practicality.

This home includes a versatile room that can serve as a nursery or study, catering to your family's needs. Whether you're working from home or need a dedicated space for your little one, this room offers the flexibility to adapt to your lifestyle.

The spacious lounge is perfect for family gatherings and entertaining guests. Its open and airy design creates a welcoming atmosphere, making it the heart of the home.

Well-equipped dining kitchen is a standout feature, offering ample space for family meals and culinary adventures. With modern appliances and plenty of storage, it is designed to meet all your cooking needs.

Adjacent to the kitchen, the separate utility room.

Approach

Set back behind a driveway for several cars, access to side garage.

Entrance Hall

Smart thermostat, alarm system, understairs cupboard with light, large cupboard with a drying rack.

Cloakroom

Low flush w.c, ceiling light point, wash hand basin.

Lounge

15' 7" x 10' 9" (4.75m x 3.28m)

Panelled radiator, ceiling light point, double glazed window with blinds, gas fire, stone fire surround.

Kitchen / Dining

15' 7" max x 22' 11" (4.75m max x 6.99m)

Carpet to dining area, laminate to kitchen, eye level double oven, gas hob, pull down extractor fan, french doors to patio, four ceiling light points, windows to drive, round sink with mixer tap, kitchen island, open plan.

Utility Room

8' 5" x 6' 8" (2.57m x 2.03m)

Space for washing machine, fridge freezer and microwave, base and wall units, vinyl flooring.

Landing

Wooden banister, ceiling light point, doors to bedrooms, loft access.

Bedroom One

13' 10" x 11' 2" (4.22m x 3.40m)

Two double glazed window with blinds, ceiling light point and fan, triple wardrobes, built-in drawers, bedside tables and dressing table, panelled radiator.

Bedroom Two

10' x 8' 6" (3.05m x 2.59m)

Double glazed window, ceiling light point, panelled radiator, mirrored wardrobe, cupboard with combi boiler and shelving, door to study/nursery, blinds.

Bedroom Three

6' 11" x 12' 2" (2.11m x 3.71m)

two ceiling light points, panelled radiator, double glazed window with blinds, two built-in wardrobes with mirrors.

Study/Nursery

7' 7" x 8' 2" (2.31m x 2.49m)

Double glazed window with blinds, panelled radiator, ceiling light points, built-in wardrobes with mirror - accessed from bedroom two.

Bathroom

Vanity sink unit with modern built-in storage, chrome towel rail, towel rack, corner shower cubicle with mains shower, frosted double glazed windows, vinyl flooring, wall mirror, shaving light with socket, airing cupboard with shelving and water tank.

Loft Space

Fully boarded, head height, pull down ladder.

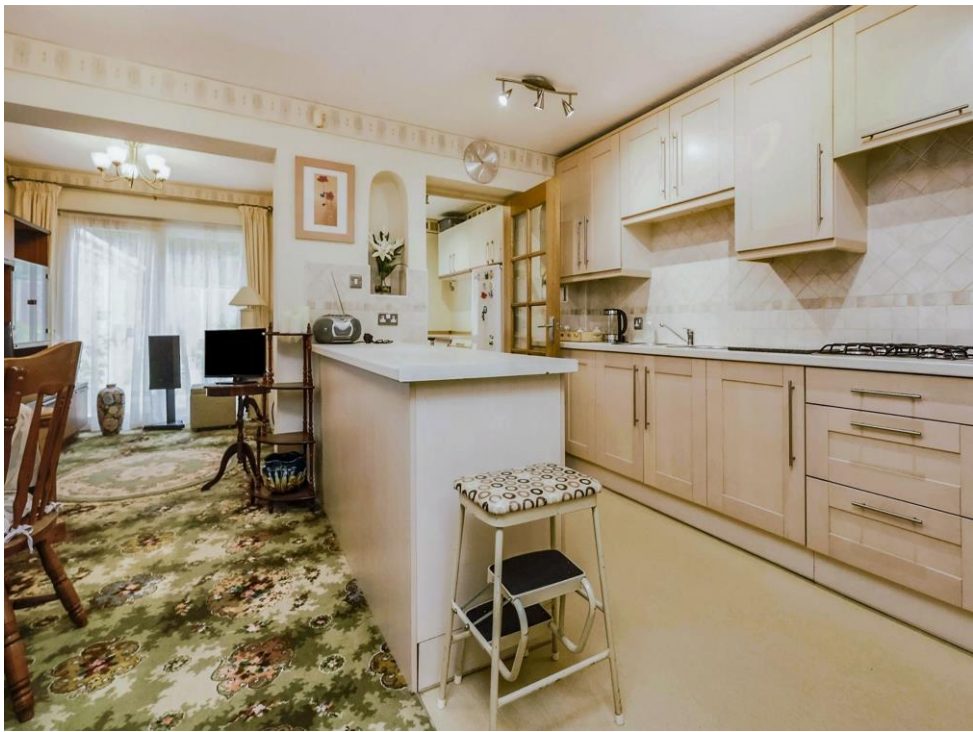
Front Garden

Parking for one car, paved with planting.

Rear Garden

Private fully enclosed, paved with flower beds and established planting, Personal door to garage.







To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/HBO309873

Tenure: Freehold



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