



**Connells**

Pembridge Close  
Bartley Green



## Property Description

Welcome to this delightful two double-bedroom home located on Pembridge Close in the sought-after B32 area. Perfectly combining contemporary living with practical amenities, this property features a garage, a driveway, a modern fitted kitchen, and a first-floor bathroom, making it an ideal residence for professionals, small families, or those looking to downsize.

As you arrive at the property, you are greeted by a driveway that provides convenient off-street parking. The attached garage offers additional parking space or can be utilized for storage, adding a layer of convenience and functionality to the home.

Stepping inside, you are welcomed into a bright and inviting hallway that leads to the main living areas. The ground floor boasts a spacious living room, characterized by large windows that allow plenty of natural light to flood the space, creating a warm and welcoming atmosphere. The room offers ample space for both relaxation and entertaining, with a versatile layout that can be customized to suit your lifestyle.

Adjacent to the living room is the kitchen which provides plenty of storage and work space.

## Entrance Porch

Double glazed front door, wall light.

## Entrance Hallway

Door to garage room.

## Cloakroom

Two shelved cupboards.

## Hall

Ceiling light point, wood effect vinyl floor, panelling to walls and stairs, further cupboard with boiler off hallway.

## Lounge / Diner

17' 8" x 10' 6" ( 5.38m x 3.20m )

Double glazed to ceiling window, double glazed french doors, laminated wood flooring, plumbing for radiator.

## Kitchen

13' 1" x 11' 5" ( 3.99m x 3.48m )

Radiator, two ceiling light points, triple double glazed windows, range of matching wall and base units, extractor fan, 1½ bowl sink, vinyl flooring.

## Landing

Recently replastered, wooden banister, new carpet, new doors to upstairs rooms ,loft hatch leading to boarded , insulated loft with ladder, smoke alarm.

## Bedroom One

8' 5" x 12' 5" ( 2.57m x 3.78m )

Ceiling light point, panelled radiator, double glazed window, t.v point, large sliding wardrobe with mirrors, blinds.

## Airing Cupboard

Shelved with hot water tank.

## Bedroom Two

14' 7" x 8' 6" ( 4.45m x 2.59m )

Large double glazed window, built in mirrored double wardrobe, t.v. point, ceiling light point.

## Bathroom

Panelled bath, plumbing for electric shower, ceiling light point, frosted double glazed window, hand wash basin with mixer tap, tiled floor.

## Separate W.C.

Frosted window, low flush w.c, tiled floor, dido rail.

## Front Garden

Parking.

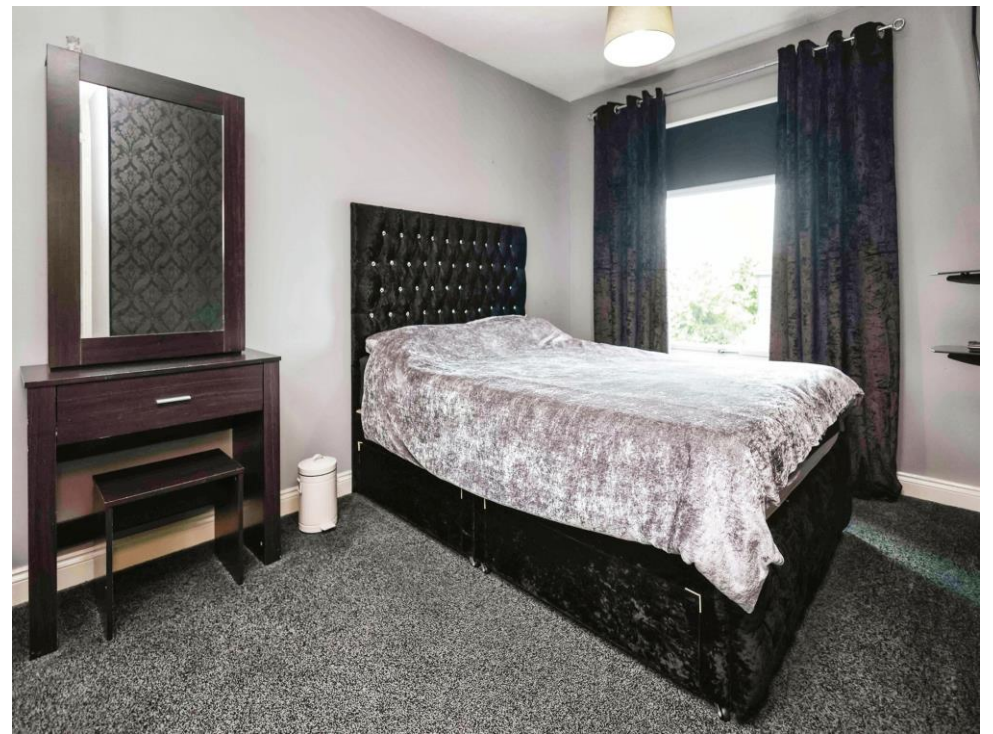
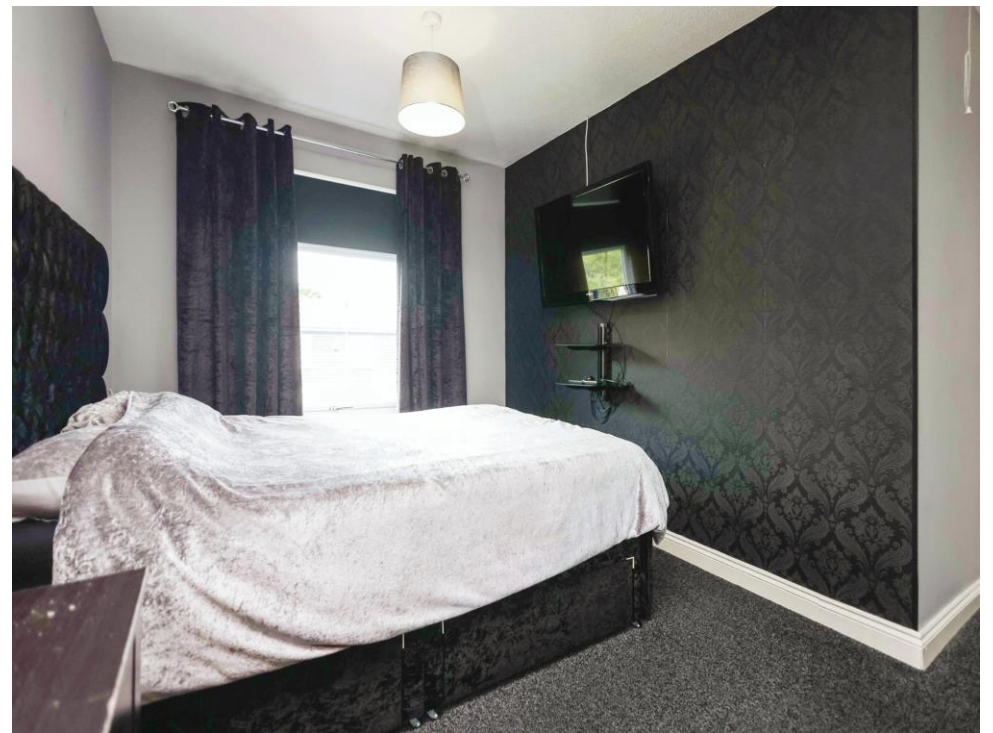
## Rear Garden

Slabbed patio, 2 steps to lawned garden, small tree, established boarder plants, enclosed fencing and back gate to share path behind property.

## Agents Note

Please note this is a non-standard construction, for further information please contact the branch 0121 426 2800.









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: D**

Tenure: Freehold

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Property Ref: HBO309857 - 0008