



Connells

Tristram Avenue
Northfield



Property Description

This delightful semi-detached home is perfect for first-time buyers, offering a spacious and well-designed layout ideal for comfortable living. As you approach the property, you are welcomed by an enclosed porch, leading into a bright and airy hallway that sets the tone for the rest of the house. The lounge, positioned at the front, provides a cozy and relaxing space, while the separate dining room at the rear offers an ideal setting for family meals or entertaining, boasting lovely views of the garden.

The fitted kitchen comes complete with ample cabinetry and workspace, perfect for home cooks, while a convenient side utility area provides additional storage and space for appliances. Upstairs, the home features two generously sized double bedrooms, each offering plenty of room for furniture and personal touches. The first-floor bathroom is well-appointed with modern fixtures, ensuring comfort and convenience.

Outside, the property is surrounded by well-maintained lawns both at the front and rear, with the rear garden offering a private and tranquil retreat for outdoor activities, gardening, or relaxation. This home is situated in a cul-de-sac, making it an excellent choice for those seeking their first home with plenty of potential for personal growth and enjoyment.

Approach

Set with a cul-de-sac location behind a well cared for lawn, central footpath leading to main accommodation.

Entrance Porch

Double glazed, light point, door on to main accommodation.

Entrance Hallway

Staircase off, panelled radiator, ceiling light point, useful storage under the staircase.

Lounge

12' 7" x 10' 4" (3.84m x 3.15m)

Double glazed window facing the front, panelled radiator, feature brick fire surround, t.v point, wall light points.

Dining Room

9' 4" x 8' 11" (2.84m x 2.72m)

Laminated floor, wall light points, panelled radiator, double glazed french doors to garden.

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)

Fitted with matching wall and base units, wall mounted boiler, plumbing for dish washer and washing machine, cooker point, ceiling light point, double glazed window to rear, part tiling.

Utility Room

Side utility with doors to front and rear, ample storage space with power points.

Landing

Ceiling light point, loft access, double glazed window to side.

Bedroom One

15' 10" x 9' 10" (4.83m x 3.00m)

Two double glazed windows to the front elevation, laminated floor, panelled radiator, ceiling light point, walk-in storage area.

Bedroom Two

11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed window to the rear, ceiling light point, laminated floor, panelled radiator, two built in storage cupboards.

Bathroom

Panelled bath with shower over and screen, low flush w.c, hand wash basin with mixer tap, double glazed windows to rear and side, ceiling light point, panelled radiator, part tiling.

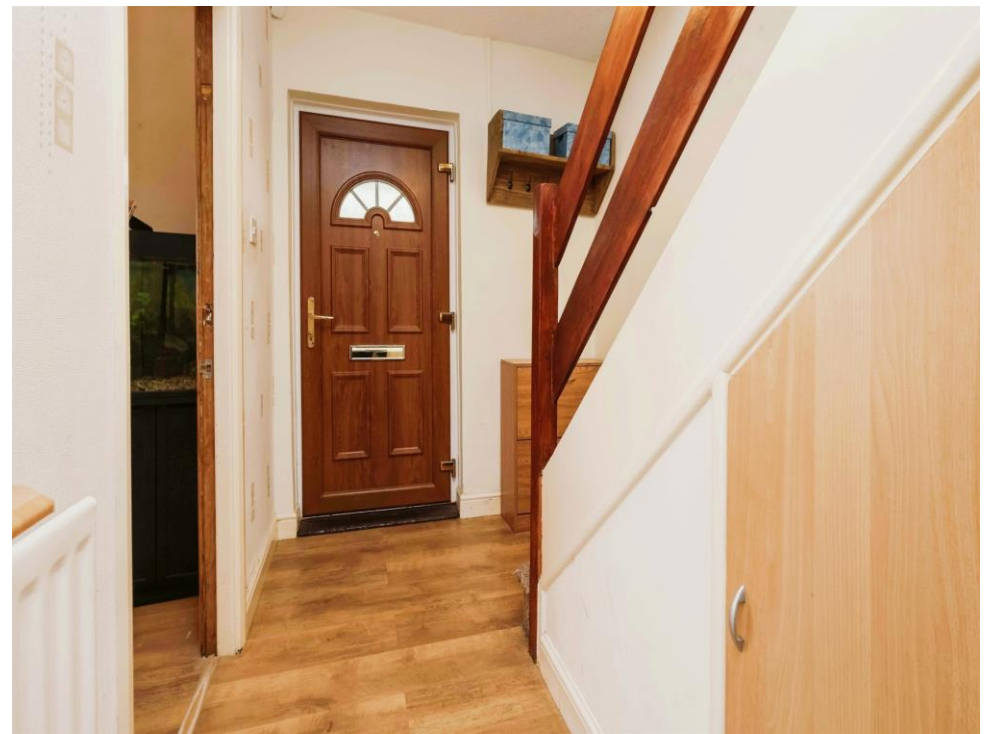
Rear Garden

Paved patio, mainly lawned with shrubbery and timber fence surround.

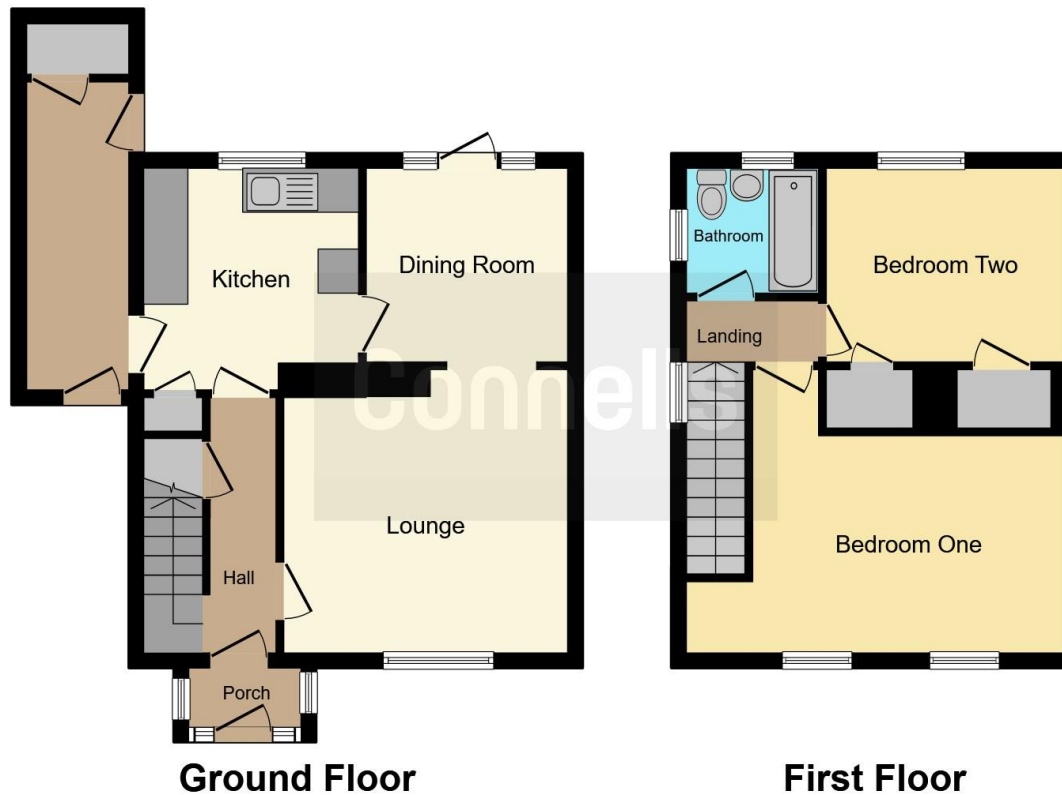
Agents Note

Please note this is a non-standard construction property, for further details please call the office on 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

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/HBO309955



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO309955 - 0003