





Property Description

This beautifully presented three-bedroom property set on a corner plot, offers a perfect blend of modern living and spacious design. Upon entering, you are welcomed by a large, living room, giving an ideal space for relaxation or entertaining guests. The living room features French doors leading out to the rear garden, blending indoor and outdoor spaces.

Downstairs boasts a spacious, modern kitchen that comes equipped with built-in appliances, ensuring convenience for the avid cook. Just off the kitchen, you will find another generously sized reception room that offers ample space for relaxing, dining, or entertaining-perfect for hosting family and friends.

Upstairs, the property has with three good-sized bedrooms. The master bedroom benefits from built-in wardrobes, offering excellent storage options. The remaining two bedrooms also provide ample space, ideal for a growing family or for use as a home office or guest rooms. The modern family bathroom upstairs is generously sized and features a panelled bath with a shower overhead, providing a perfect place to unwind after a long day.

Externally, the property offers a large driveway, providing ample parking space for at least four vehicles. The attached garage adds further storage options, while the rear garden provides a lovely outdoor retreat.

This property offers everything a family could need, and combines spacious living areas and a fantastic location with easy access to local amenities.

Approach

Set behind a driveway for several cars, lawned area with mature trees offering privacy.

Porch

Ceiling light point, door leading to entrance hallway.

Entrance Hallway

Panelled radiator, ceiling light point, double glazed window to the side, useful downstairs storage, feature wood panelling to include the staircase area, laminate flooring, doors off

Lounge

19' 9" x 12' 1" (6.02m x 3.68m)

Ceiling light point, panelled radiator, laminated flooring, tv point, double glazed window and french doors to the rear, feature panelling to the walls, laminated flooring.

Kitchen

15' x 7' 6" (4.57m x 2.29m)

Stylish fitted matching wall and base units to include induction hob, extractor fan, double fitted oven and plate warmer, inset bowl and ½ sink unit with mixer tap, integrated dish washer, space for fridge freezer, ceiling spotlights, laminated flooring

Reception Room

Laminate flooring, ceiling spotlight, panelled radiator, double glazed door and window to the rear.

Utility Room

Landing

Panelled radiator, ceiling light point, double glazed window to the front.

Bedroom One

12' 11" x 9' 2" (3.94m x 2.79m)

Master bedroom comprising of triple fitted wardrobes with ample hanging space within, panelled radiator, ceiling light point, laminated floor, window to rear elevation

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m)

Freestanding wardrobes, ceiling light point, panelled radiator, window to front elevation, laminated flooring.

Bedroom Three

8' 8" x 10' 8" (2.64m x 3.25m)

Ceiling light point, panelled radiator, double glazed window to rear elevation, laminated flooring.

Bathroom

Suite comprising of panelled bath with shower over, vanity wash hand basin, low flush w.c, fully tiled, heated towel rail, frosted double glazed window, ceiling spotlights.

Rear Garden

Low maintenance, stylish fence surround, completely paved.









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/HBO310173



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: HBO310173 - 0002