



**Connells**

Springbank Road  
Edgbaston



## Property Description

This charming two-bedroom property offers a welcoming entrance hallway that leads into a generously sized lounge. French doors open onto the rear garden, bringing in plenty of natural light and creating a seamless connection between indoor and outdoor living. The ground floor also features a convenient downstairs toilet with a low flush WC, hand basin, and a window to the front elevation for added ventilation.

The spacious kitchen is well-equipped with a double oven, stove, and fan extractor, along with ample space for a fridge freezer and a washing machine. It's a perfect space for cooking and entertaining.

## Entrance Hallway

Ceiling light point, panelled radiator, understairs storage.

## Guest Cloakroom

Low flush w.c, hand wash basin, double glazed window to front.

## Lounge

11' 6" x 13' 1" ( 3.51m x 3.99m )  
Ceiling light point, tv point, radiator, double glazed window to rear elevation, french doors to rear garden.

## Kitchen

6' x 11' 5" ( 1.83m x 3.48m )  
integrated double oven, stove, fan extractor, space for fridge freezer and washing machine. Double glazed window to front elevation.

## Landing

Ceiling light.

## Bedroom One

7' 6" x 11' 2" ( 2.29m x 3.40m )  
ceiling light point, window to rear elevation, panelled radiator

## Bedroom Two

13' 2" x 9' 1" ( 4.01m x 2.77m )  
ceiling light point, window to front elevation, panelled radiator.

## Bathroom

walk in shower, separate bath, low flush wc, hand basin, heated towel rail, window to side elevation for ventilation. part tiled.

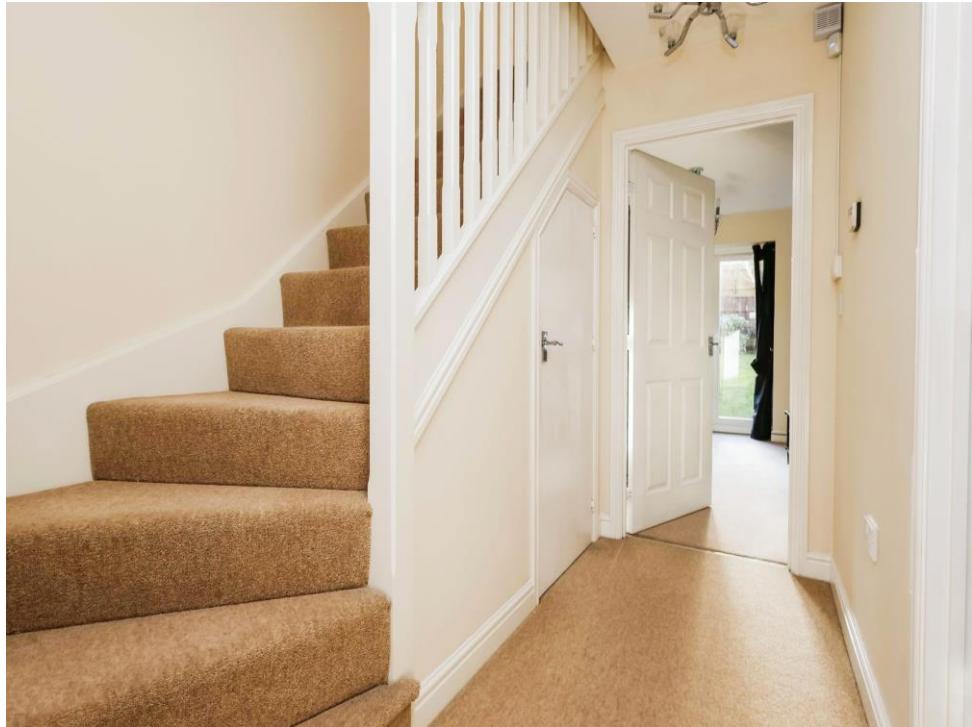
## Rear Garden

spacious rear garden, fenced both sides with grass space.

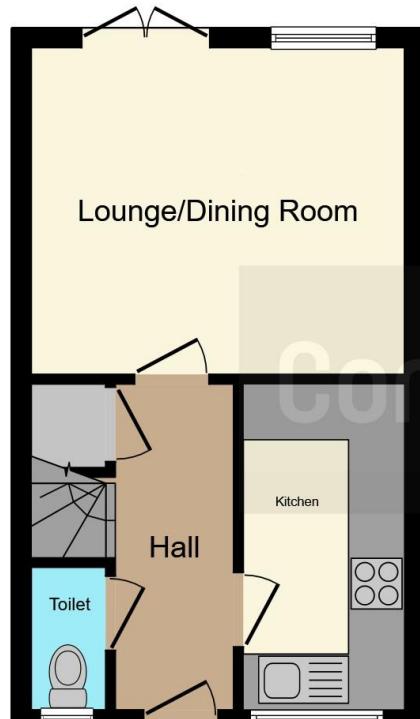
## Agents Note

Disclaimer: You are required to check the title deeds with your legal representative for any restrictive covenants or charges that may apply.

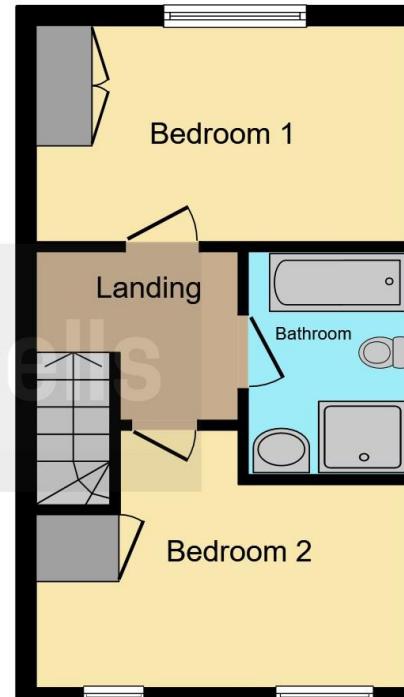








**Ground Floor**



**First Floor**

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EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold

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