

for sale

offers in excess of **£290,000** Freehold



## St. Benedicts Road Birmingham B10 9DW

Ideal for first time buyers, or investors, this four bedroom mid-terrace property is in the Small Heath area of Birmingham, with direct links to the City Centre and close to local amenities and schools.

- Energy Rating: B
- Mid- Terrace House
- Four Bedrooms
- Two Reception Rooms
- Loft Conversion

# Property Details

## Entrance Hall

Door to the front, and door to

Shed.

## Front Lounge 15' x 8' 5" ( 4.57m x 2.57m )

Double glazed bay window to the front, two wall mounted radiators, doors to an open walkway to the second lounge.

## Lounge / Diner 30' 5" Max narrowing to 20' 11" Min x 11' 11" Max ( 9.27m Max narrowing to 6.38m Min x 3.63m )

Storage cupboard, doors to stairs to first floor, double glazed window to the rear, double glazed French doors to the side, three wall mounted radiators, velux window to the rear, door to

## Kitchen 11' 10" x 8' ( 3.61m x 2.44m )

Double glazed window to the side, combination of wall and base units, single drainer sink, door to

## Utility Area

Door to the side, space for a washer, central heating boiler, door to

## Bathroom

Double glazed window to the rear, corner bath with over bath shower, walk in shower with electric shower, low level W.C, hand wash basin, wall mounted radiator, heated towel rail.

## Landing

Stairs to the second floor, with doors to

## Bedroom 1 12' x 11' 4" ( 3.66m x 3.45m )

Two front facing double glazed windows, wall mounted radiator.

## Bedroom 2 9' 1" x 8' ( 2.77m x 2.44m )

Double glazed window to the rear, wall mounted radiator.

## Bedroom 3 8' 1" x 6' ( 2.46m x 1.83m )

Double glazed window to the rear, wall mounted radiator.

## W.C

Double glazed window to the side, low level W.C, hand wash basin, wall mounted radiator.

## Bedroom 4 19' 7" x 11' 8" ( 5.97m x 3.56m )

Double glazed window to the rear, velux window to the front, two wall mounted radiators.

## Front Garden

Off Road Parking

## Rear Garden

Patio, lawn area with plants and shrubs.

## Outbuilding





To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
BIRMINGHAM B14 7BW

**Tenure:** Freehold

**EPC Rating:** B

Property Ref: KTH310111 - 0006

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)