

for sale

**£625,000** Freehold



**Mackenzie Road Birmingham B11 4EL**

The property is ideal for LARGER FAMILIES. A large FIVE BEDROOM property located in a POPULAR AREA, close to schools, and local amenities. Two large reception rooms and a separate annex/utility area with a DOWNSTAIRS BEDROOM and two bathrooms, two additional W.C.s, and a separate shower.

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- Energy Rating: C
- Five Bedrooms
- Separate Utility/Annex Area
- Desirable Location
- Large Reception Rooms

# Property Details

## Entrance Porch

Double glazed door to front access.

## Entrance Hall

Stairs to first floor, cloak room, doors to

## Dining Room 13' 11" x 11' 10" max ( 4.24m x 3.61m max )

Double glazed bay window to front, wall mounted radiator.

## Living Room 23' 5" x 11' 10" ( 7.14m x 3.61m )

Double glazed patio doors to rear garden, gas fire place, wall mounted radiator, door to Kitchen

## Kitchen 19' 3" x 12' 6" max ( 5.87m x 3.81m max )

Double glazed window to rear, range of wall and base units, gas hob with electric oven and hood, one and a half bowl sink with drainer, storage cupboard, doors to Utility room, Shower room, and rear garden.

## Downstairs Shower Room and W.C.

Low level W.C., hand wash basin, shower cubicle.

## Utility Room 12' 9" x 6' 1" ( 3.89m x 1.85m )

Double glazed door to rear garden, kitchen counters, sink with drainer, extractor hood, hallway to front access and Bedroom Five, door to W.C. and shower cubicle.

## Shower Cubicle

Accessed from the Utility Room.

## Downstairs W.C.

Double glazed window to rear, low level W.C., hand wash basin.

## Bedroom Five 14' 4" x 8' 4" ( 4.37m x 2.54m )

Double glazed window to front, wall mounted radiator.

## Landing

Double glazed window to rear, loft access, wall mounted radiator, doors to

## Bedroom One 14' x 10' 8" ( 4.27m x 3.25m )

Double glazed window to rear, wall mounted radiator, built in wardrobe and storage cupboard.

## Bedroom Two 13' 9" x 10' 8" ( 4.19m x 3.25m )

Double glazed bay window to front, wall mounted radiator, built in wardrobes.

## Bedroom Three 8' x 7' 6" ( 2.44m x 2.29m )

Double glazed window to front, wall mounted radiator.

## Bedroom Four 12' 1" x 8' 5" ( 3.68m x 2.57m )

Double glazed window to front, wall mounted radiator.

## Upstairs W.C.

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

## Family Bathroom

Double glazed window to side, low level W.C., hand wash basin, mixer shower over bathtub, storage cupboard, heated towel rail.

## Rear Garden

Large lawned garden at rear of property.

## Front Access

Paved driveway up to property.





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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Property Ref: KTH310555 - 0008

Tenure: Freehold EPC Rating: C

Council Tax Band: E

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