

for sale

£365,000 Freehold



Eaton Road BIRMINGHAM B11 3JF

A MODERN three bedroom property in a quiet area. The property benefits from a LARGE LOUNGE, a kitchen/diner, downstairs W.C., upstairs family bathroom, and master bedroom with an EN SUITE. There are good schools nearby, plenty of green spaces, and FANTASTIC TRANSPORT links. An IDEAL FAMILY HOME.

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Property Details

Entrance Hall

Double glazed door to front access, wall mounted radiator, stairs to first floor, doors to

Living Room 19' 2" x 10' 1" (5.84m x 3.07m)

Double glazed window to front, double glazed patio doors to rear garden, wall mounted radiator.

Kitchen/Diner 18' 5" x 9' 2" min (5.61m x 2.79m min)

One double glazed window to front, two double glazed windows to side, range of wall and base units, electric oven, integrated gas hob with hood, one and half bowl sink with drainer, plumbing for dishwasher, two wall mounted radiators, storage cupboard, door to

Utility Room 6' 2" x 5' 2" (1.88m x 1.57m)

Double glazed door to rear garden, plumbing for washing machine, space for dryer, central heating boiler, wall mounted radiator, door to

W.C.

Low level W.C., hand wash basin, wall mounted radiator.

First Floor Landing

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

Bedroom One 18' 6" max x 10' 3" (5.64m max x 3.12m)

Double glazed window to front, double glazed window to rear, wall mounted radiator, door to

En Suite

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

Bedroom Two 9' 2" x 7' 6" (2.79m x 2.29m)

Double glazed window to rear, double glazed window to side, wall mounted radiator.

Bedroom Three 10' 8" x 8' 4" (3.25m x 2.54m)

Double glazed window to front, double glazed window to side, wall mounted radiator.

Family Bathroom

Double glazed window to front, low level W.C., hand wash basin, bathtub with electric shower over tub, wall mounted radiator.

Rear Garden

Lawned rear garden with patio area and decking, side gate access.

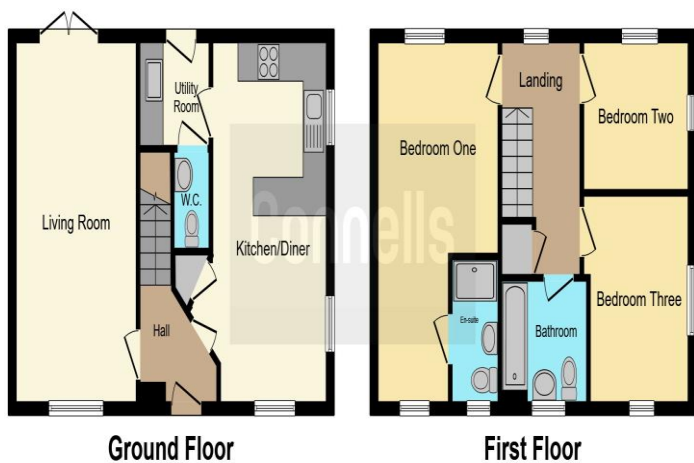
Front Access

Drive way leading up to garage.

Garage 19' 6" x 9' 8" (5.94m x 2.95m)

Single car garage.





To view this property please contact Connells on

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Property Ref: KTH310645 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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

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