

for sale

offers in excess of

**£355,000** Freehold



**Eaton Road BIRMINGHAM B11 3JF**

The property benefits from a **LARGE LOUNGE**, a kitchen/diner, downstairs W.C., upstairs family bathroom, and master bedroom with an **EN SUITE**. A **MODERN** three-bedroom property in a quiet area. 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

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

## 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.

## Rear Garden

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

## 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

## Front Access

Drive way leading up to garage.

## 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

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

Single car garage.

## 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





To view this property please contact Connells on

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Property Ref: KTH310645 - 0004

Tenure: Freehold EPC Rating: B

Council Tax Band: C

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