



Connells

Horseshoe Crescent  
Birmingham



## Property Description

The modern three bedroom mid-terraced home is well presented and has a modern approach to the interior decor. The property offer generous living accommodation, is surrounded by woodlands and numerous public walks, and so this location is perfect for anyone looking to raise their families. Nearby amenities include an Asda Supermarket, as well as the local shops and restaurants of the Queslett Road, which include take away's, butchers and newsagents.

The house itself was built around 2011 by Bovis Homes, and briefly comprises of an entrance hall, downstairs guest wc, lounge-diner, fitted kitchen-diner with some integral appliances, first floor landing, three bedrooms with an ensuite to the master and some having built in wardrobes, family bathroom, rear garden, foregarden, brick built single garage and driveway in front of.

## Ground Floor Accomodation

### Entrance Hall

Composite front door leading into the entrance hall from the foregarden, radiator, and doors leading into the lounge and guest wc.

### Lounge

Window to the front, 2 x radiator, TV & Tel point, doors leading into the entrance hall and kitchen and stairs rising to the first floor.

### Kitchen-Diner

French doors leading out into the rear garden, and a window to the rear, fitted Grey gloss wall and base units with work surfaces over, stainless steel sink & drainer with Chrome mixer tap over, integral brushed stainless steel effect oven & hob with cooker hood over, integral dishwasher & washer-dryer, integral 70/30 fridge-freezer spotlights to the ceiling, radiator, tiled flooring and a wall mounted boiler.

### Guest Wc

Low level WC, radiator and a ceramic pedestal wash hand basin with taps over.

## First Floor Accommodation

### First Floor Landing

Stairs leading down into the hallway, radiator, and doors leading into all bedrooms and the family bathroom.

### Master Bedroom

Window to the front, radiator, TV & Tel point and a door leading into the ensuite.

### Ensuite

Obscure window to the front, low level wc,

ceramic bowl wash hand basin with mixer tap, spotlights to the ceiling, Black & White brick effect tiling throughout and a shower cubicle with extractor fan.

## Bedroom Two

Window to the rear, radiator, fitted wardrobes with railings.

## Bedroom Three

Window to the rear, radiator and fitted wardrobes.

## Family Bathroom

Matt Black heated towel rail, spotlights to ceiling, shaving electrical point, freestanding bath with a Matt Black shower screen and tap fittings, extractor fan, Black & White brick effect tiling and a wash hand basin.

## External

### Foregarden

The plot is are marked with Ironmongery setting up the boundaries to the front and hosting access to the main front door via the slabbed pathway. The front door is a composite door and offers a feature pitched canopy over with astro turf to the side of the slabbed pathway.

### Rear Garden

Slabbed patio area opening up to astro-turf which offers a play area for children to play. There is a rear gated access which leads

down to their garage, and to the bordered there is a range of panel fencing.

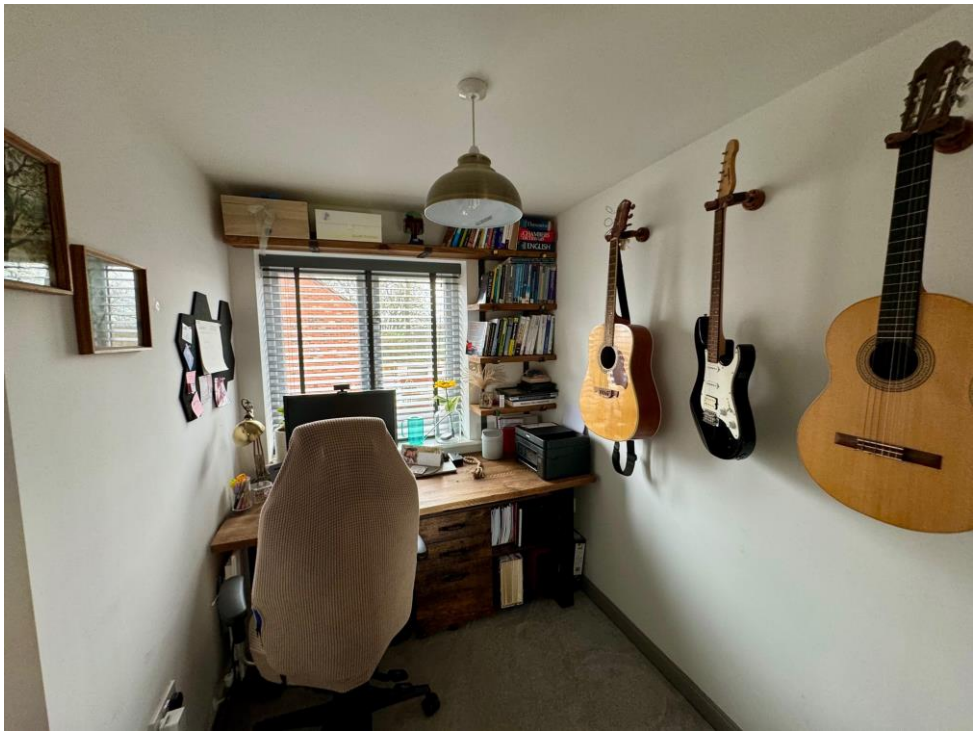
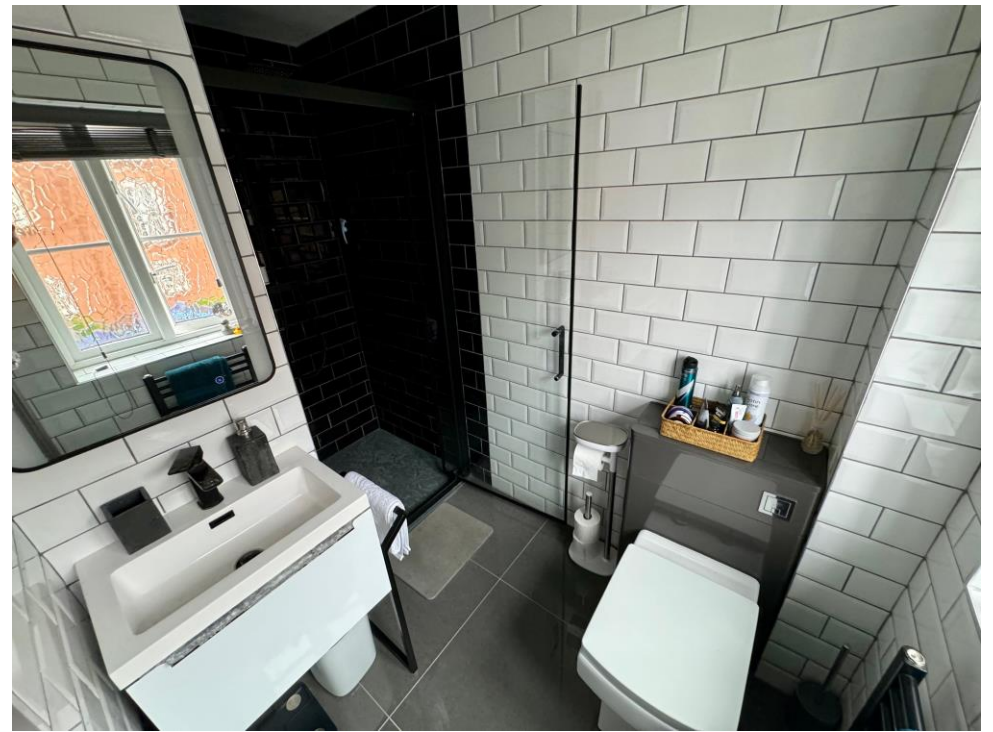
## Parking

Located separate to the plot of the house is a Red brick built single garage with an up and over door and a Tarmac driveway to the front providing off road parking for one vehicle in the garage whilst one vehicle can parked on the driveway in front of the garage.

### \*\* Agents Note \*\*

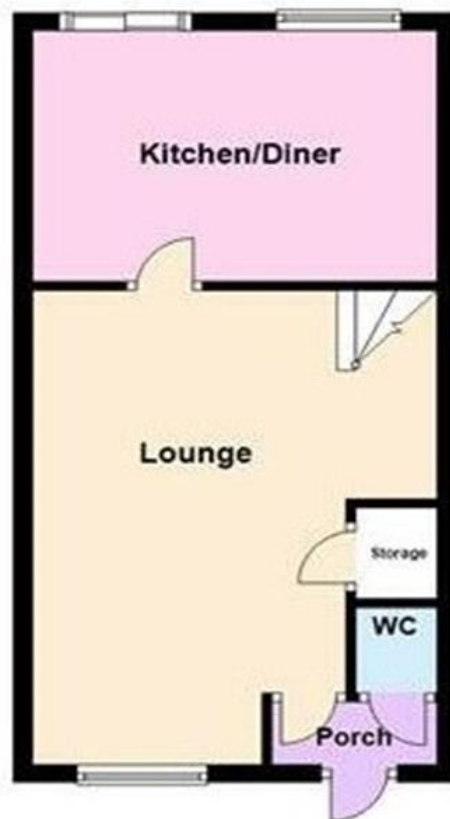
Please note that an Estate Management Charge is payable for each dwelling within Nether Hall Park. The estimated annual cost of £300 is to maintain all of the open spaces and communal areas located throughout the estate.



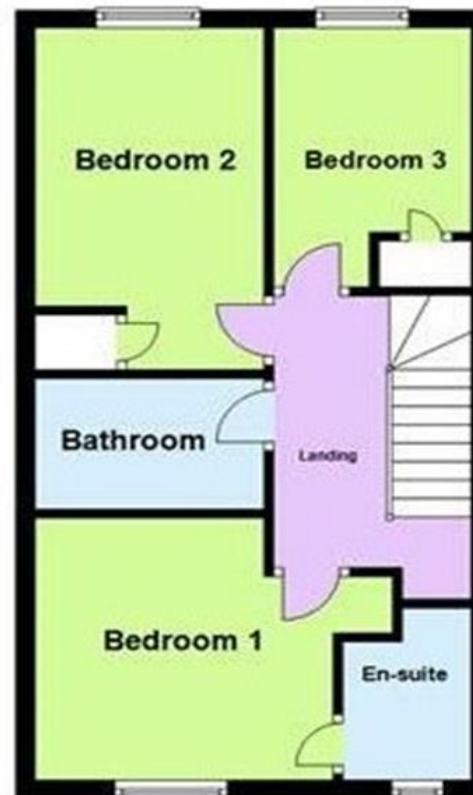




## Ground Floor



## First Floor



To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR310925](https://connells.co.uk/Property/GBR310925)**



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