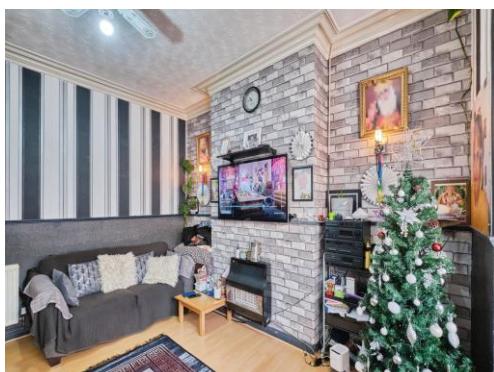




Connells

Leyton Road
Birmingham



Property Description

This attractive three-bedroom mid-terrace home is located in the popular B21 area and offers generous living space ideal for family life.

Conveniently positioned close to a wide range of local amenities, including shops, schools, parks and excellent public transport links, the property provides easy access to everything needed for day-to-day living.

The ground floor comprises two well-sized reception rooms, offering flexible use as living, dining or working spaces, alongside a fitted kitchen with access to a private rear garden, perfect for outdoor enjoyment.

To the first floor, there are three good-sized bedrooms and a family bathroom, completing the accommodation.

Offering a practical layout, a comfortable atmosphere and a desirable location, this property represents a great opportunity for families seeking a home within a well-established residential area.

Entrance

Two ceiling light points, One double radiator

Lounge

16' 5" x 12' 2" (5.00m x 3.71m)

Window to front double glazed, One ceiling light point, Laminate flooring, One double radiator, Gas fire

Dining Room

13' 7" x 12' 2" (4.14m x 3.71m)

Kitchen

17' 9" x 9' 1" (5.41m x 2.77m)

Window to side double glazed, Two ceiling light points, Fitted kitchen, Gas hob, One sink, Part tiled walls, Access to garden

Conservatory

24' 2" x 5' 5" (7.37m x 1.65m)

Shower Room

9' 1" x 7' (2.77m x 2.13m)

Window to rear double glazed, Wash hand basin, One ceiling light point, Bath, WC, Fully tiled

First Floor Accommodation

Bedroom One

15' 9" x 13' 1" (4.80m x 3.99m)

Window to front double glazed, One ceiling light point, One double radiator

Bedroom Two

13' 7" x 12' 4" (4.14m x 3.76m)

Window to rear double glazed, One ceiling light point, One double radiator

Bedroom Three

12' 2" x 10' (3.71m x 3.05m)

Window to rear double glazed, One ceiling light point, One double radiator

Bathroom

7' 3" x 6' 5" (2.21m x 1.96m)

Window to side double glazed, One ceiling light point, Bath, WC, Wash hand basin, Part tiled









Total floor area 148.6 m² (1,600 sq.ft.) approx

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.propertybox.io

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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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Property Ref: GBR312499 - 0002