



Connells

Station Road
Erdington Birmingham



Property Description

A well presented quirky and characterful 1 double bedroom mid-terraced cottage home. Located close to main rail and road transport links. Having the benefit of an allocated parking space. The accommodation comprises a lounge with feature fireplace, dining kitchen and separate utility room. On the first floor landing there is a double bedroom and a bathroom. Outside there is courtyard area for seating and communal gardens with a feature well. There is a private garden area to the rear of the brick built outhouse allocated to the property. The home has many retaining character features and is Grade II Listed. The property benefits from central heating and double glazing.

Entrance Door

Access by oak entrance door, giving access into the lounge.

Lounge

13' 8" max x 12' 2" (4.17m max x 3.71m)

Having a quarry tiled floor, TV aerial point, feature beam work, three wall light fittings, feature fire place with feature brick chimney breast, double glazed window to the front, useful built-in storage cupboard, built-in dresser with storage and shelving and access into the dining kitchen.

Dining Kitchen

14' 6" x 8' 10" (4.42m x 2.69m)

Comprising a fitted kitchen, having fitted base units with work surfaces over, fitted matching

wall units, one and a half bowl sink and drainer unit with mixer tap over, cupboards under, space for a fridge, wall mounted central heating boiler, electric cooker point, feature vaulted ceiling, quarry tiled floor and under floor heating, feature cast iron fire place, two double glazed windows to the side, door gives access into the utility room and door gives access into the garden, space for a dining table. Stairs lead to the first floor landing.

Utility Room

Having space and plumbing for a washing machine, double glazed window to the rear, work surface and storage space.

First Floor Double Bedroom

Having double glazed dormer window to the front, two wall light fittings, stripped and varnished wooden flooring, feature beam work.

Bathroom

Having paneled bath with mixer tap over, wash hand basin, low level flush W/C, velux skylight window to the ceiling, having a feature sloped ceiling, stripped and varnished wooden flooring and part tiling to walls.

Rear Courtyard

You step out from the kitchen to a private court yard area with seating which opens onto

communal court yard gardens with block paving, feature well & brick built outhouse.

Outhouse

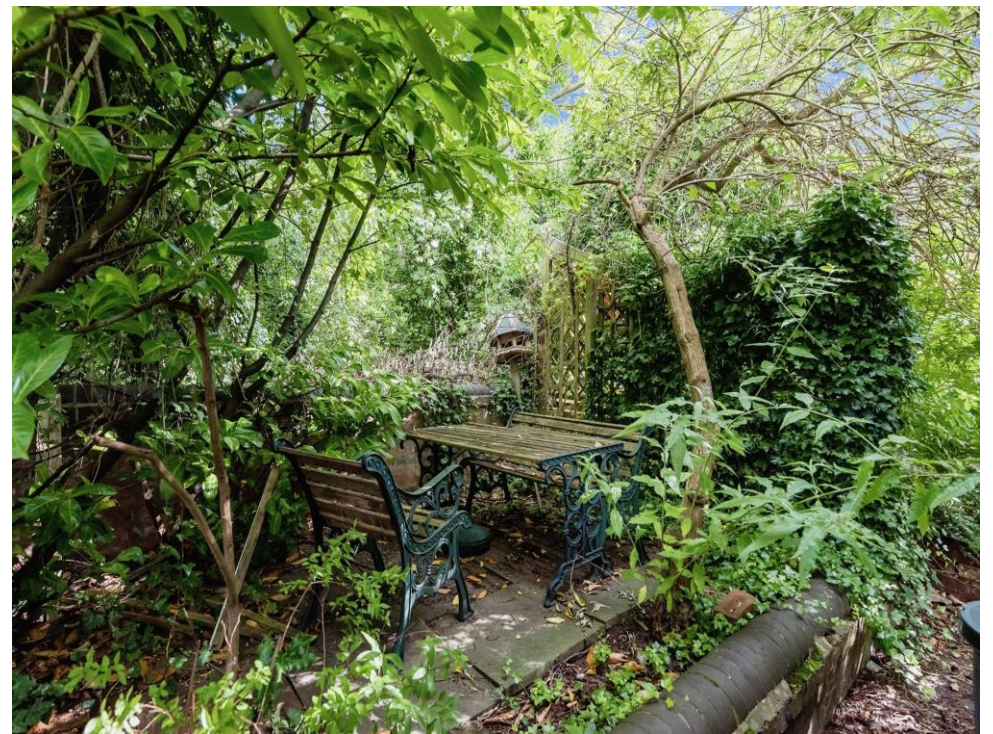
Providing excellent storage, to the rear to the brick built out houses there is a court yard area which is owned 23 Station road for seating.

Allocated Parking Space

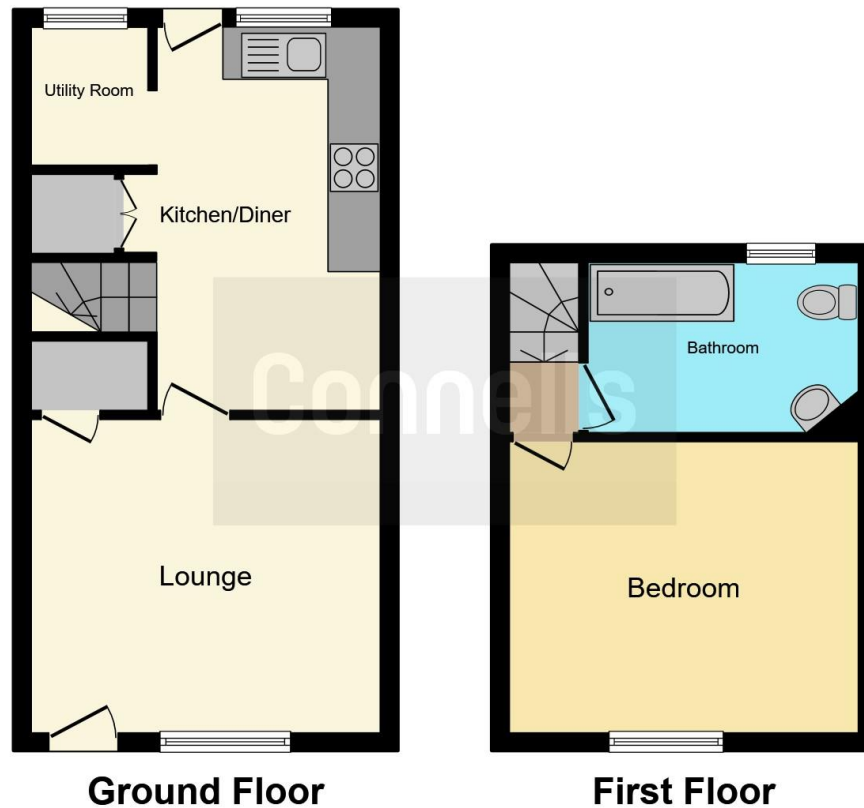
The allocated parking is to the side and rear of Station Road.

There is an allocated parking space which accessed off George's Drive.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: E

Tenure: Freehold

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