



Connells

Station Road
Erdington Birmingham



Property Description

A quirky and characterful 3 bedroom mid terraced cottage offered with No Chain. Located close to main rail links giving easy access to Birmingham City Centre and being excellent for commuters. Close to main road links and amenities. The home has a good sized lounge with log burner, fitted kitchen with space for a table, utility and ground floor bathroom. There are 3 sized first floor bedrooms. The property has single glazing and gas central heating. There are communal rear gardens with access to its own garden and outhouse which provides excellent storage. There is an allocated parking space off of St George Drive which is owned by the property.

Entrance Door

Having door giving access into the family lounge.

Lounge

14' 7" INTO THE RECESS x 11' 11" (4.45m INTO THE RECESS x 3.63m)

Having double glazed window to the front, radiator to wall, TV aerial point, oak flooring, feature coal and log burner with a feature beam. coving to ceiling, two built in dressers and draw units to the recess' and housing the electric and the gas meter, glazed door with stain glass leading into the kitchen.

Kitchen

12' 10" MAX x 8' (3.91m MAX x 2.44m)

Briefly comprising a fitted kitchen having fitted base units, single glazed window to the rear, 1 & 1/2 bowl butler sink with mixer tap over, integrated electric oven, integrated five ring gas hob, built in cooker hood with extractor fan, roll edge work surfaces, display cabinets, space and plumbing for a dishwasher, space for a fridge freezer, stairs lead to the first floor landing and door gives access into the utility area. The kitchen has a grey tiled floor, built in store cupboard and single glazed door giving access into the rear garden.

Utility Area

Having space and plumbing for a washing machine, wall mounted central heating boiler, loft access and door to the ground floor bathroom.

Ground Floor Bathroom

Having paneled bath with mixer shower over the bath, pedestal wash hand basin, low level flush WC, radiator to wall, extractor fan, floor tiling and part wall tiling and single glazed frosted window to the rear.

First Floor Landing

Having doors off to the three bedrooms and single glazed window to the side and to the rear.

Bedroom One

11' 9" x 10' 11" (3.58m x 3.33m)

Having single glazed sash window to the front, radiator to wall, two wall light fittings, ceiling fan and feature fire place.

Bedroom Two

11' 5" x 7' 10" (3.48m x 2.39m)

Having single glazed window to the rear, radiator to wall and wooden flooring.

Bedroom Three

9' 1" x 6' 5" (2.77m x 1.96m)

This room is currently used as a dressing room and has single glazed sash window to the front and radiator to wall.

Outside

Rear Garden

There is a communal garden area, pathway area, brick built outhouse storage providing excellent space and there is a garden area with garden laid to lawn.

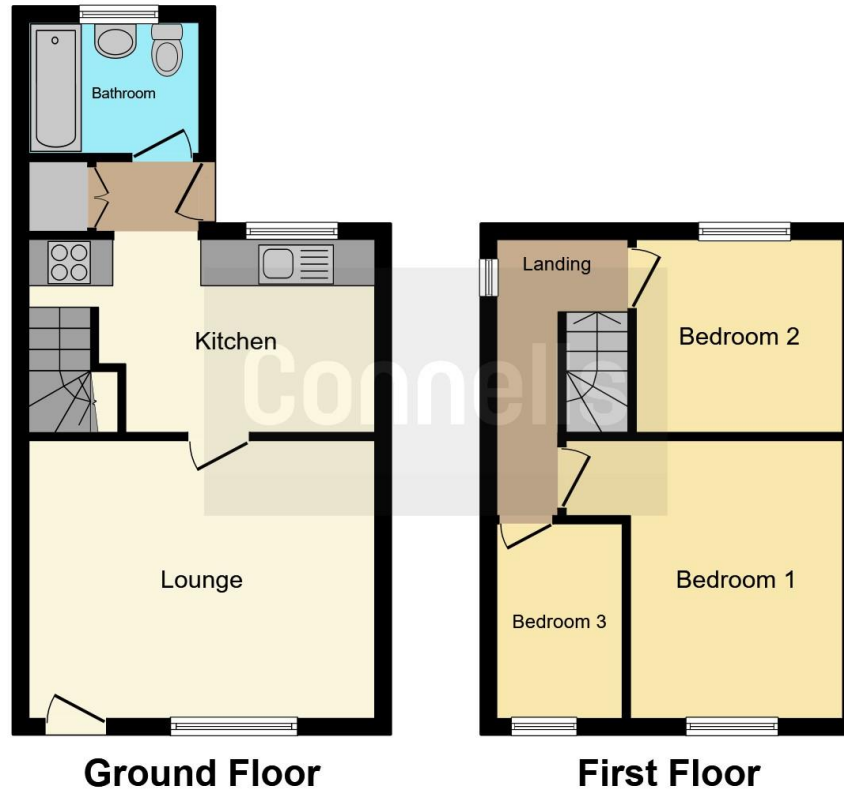
Allocated Parking Space

The property benefits from having one allocated parking space, it is at the rear of Station Road and accessed off George's Drive.









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

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

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Tenure: Freehold

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