



Connells

Golden Eagle Gardens  
Birmingham



## Property Description

A two double bedroom double fronted semi-detached home built in 2017 by Linden Homes, set in a pleasant spot overlooking the open nature reserve. Having a driveway providing off road parking. The accommodation comprises a hallway with guest W/C, dual aspect family lounge, dual aspect dining kitchen. On the first floor there are two good sized double bedrooms and a family bathroom. There is a pleasant low maintenance rear garden, central heating, double glazing and NHBC building certificate.

## Canopied Porch

Having composite door to the hallway.

## Reception Hallway

Having laminate flooring, double glazed window to the front, stairs to the first floor landing and doors to the guest W/C, lounge and dining kitchen.

## Family Lounge

17' x 14' 5" MAX ( 5.18m x 4.39m MAX )

Having double glazed window to the front, radiator to wall, double glazed French doors lead onto the rear garden, laminate flooring, TV aerial point and useful under-stairs storage cupboard.

## Dining Kitchen

15' 7" x 8' ( 4.75m x 2.44m )

Comprising a modern fitted kitchen with fitted base wall units with work surfaces over and matching up-stand, fitted matching wall units, integrated electric oven and gas hob with built-in cooker hood over and glass splash-back, space for a fridge freezer, space and plumbing for a washing machine and dishwasher, space for a table, double glazed windows to the front and rear.

## Guest W/C

Having low level W/C, wash hand basin with tiled splash-back, radiator to wall and double glazed frosted window to the front.

## First Floor Landing

Having doors to the two bedrooms, airing cupboard and family bathroom.

## Bedroom One

19' 3" MAX x 8' 3" MIN ( 5.87m MAX x 2.51m MIN )

Being an irregular shaped room, having two double glazed windows to the front, radiator, built-in draws units and hanging rail.

## Bedroom Two

15' 3" MAX x 8' (4.65m MAX x 2.44m)

Having double glazed window to the front and side, radiator and door to built-in storage cupboard. Loft access with drop down ladder.

## Family Bathroom

Having paneled bath with electric shower over, wash hand basin, low level flush W/C, wall mounted heated towel rail, frosted double glazed window and part tiling.

## Front Garden

Having pathway to the front of the property and garden to lawn area, gated side access into the rear garden.

## Rear Garden

Having garden laid to lawn, fencing to perimeter, outside tap and gated side access.

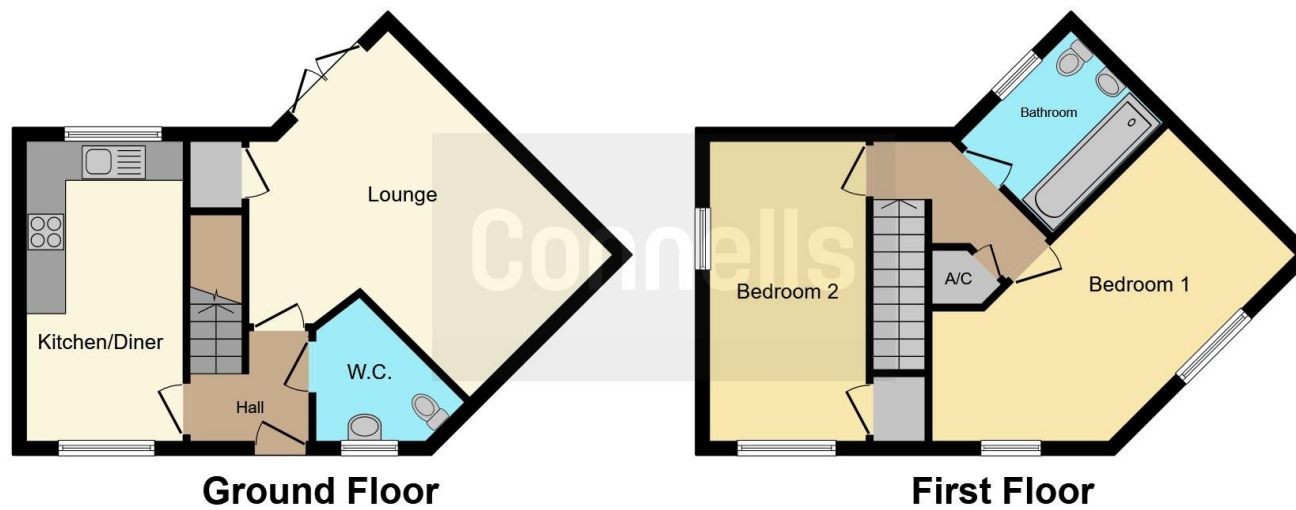
## Driveway

Driveway providing off road parking.









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**EPC Rating: B**

Tenure: Freehold

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