



Connells

Wood End Lane
Birmingham



Property Description

A two bedroom plus box room Victorian mid-terrace home located close to the heart of Erdington Centre and amenities and close to Erdington train line. The property benefits from having easy access to main road, rail and motorway links making commuting very easy. The accommodation comprises canopied entrance porch, reception hallway, lounge and separate dining room, there is a fitted kitchen and utility area. On the first floor landing there are two double bedrooms plus a box room / office and a first floor bathroom. The property has the benefit of a front buffer garden and good sized rear garden, mainly DG & CH.

Entrance Porch

Being a canopied entrance porch with single glazed door giving access into the inner hallway

Inner Hallway

Having radiator to wall, telephone point to wall and stairs leading to the first floor landing, doors give access into the two separate reception rooms.

Front Reception Room

11' 1" PLUS THE BAY x 10' (3.38m PLUS THE BAY x 3.05m)

This room is currently being used as a third bedroom but is a good sized dining room, having double glazed walk in bay window to the front, coving to ceiling, decorative ceiling

rose, radiator to wall and electricity meter.

Rear Reception Room

10' 4" MAX x 12' 2" (3.15m MAX x 3.71m)

This room is currently being used as a family lounge, having double glazed French doors leading onto the garden, feature cast iron place with open fire facility, decorative coving and decorative ceiling rose.

Fitted Kitchen

14' 4" x 7' 4" (4.37m x 2.24m)

Briefly comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over and fitted matching wall unit and there is a matching splash back to the work surface, 1&1/2 bowl stainless steel sink and drainer unit with mixer tap over, decorative splash back tiling, double glazed window to the side, integrated electric oven, integrated gas hob and integrated cooker hood and extractor fan, radiator to wall, floor tiling, wall mounted central heating boiler concealed behind matching wall unit and arch way to the utility area.

Utility Area

7' x 6' 10" (2.13m x 2.08m)

Having fitted base unit, space and plumbing for a washing machine, floor tiling, double glazed window to the rear overlooking the rear garden and double glazed door giving access into the rear garden

First Floor Landing

Bedroom One

15' 1" MAX x 11' 2" PLUS THE BAY (4.60m MAX x 3.40m PLUS THE BAY)

Having double glazed walk in bay window to the front, radiator to wall and feature fire place.

Bedroom Two

12' 10" x 9' 6" (3.91m x 2.90m)

Having double glazed window over looking the rear garden, radiator to wall and feature fire place.

Box Room

5' 9" x 4' 4" (1.75m x 1.32m)

Having double glazed frosted window to the side and wall mounted radiator to wall.

First Floor Bathroom

Being a good sized family bathroom, having paneled bath, separate shower cubicle with power shower over, pedestal wash hand basin, low level flush WC, extractor fan to wall, wall mounted heated towel rail and laminate flooring.

Outside Front

The is a buffer garden with pathway leading to the front of the property and side access giving access into the rear garden.

Rear Garden

Having garden laid to lawn, patio area and fencing to the side and rear and gated access to the front of the property.









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Tenure: Freehold



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Property Ref: SCO310104 - 0003