



**Connells**

Auckland Drive  
Birmingham



## Property Description

A three bedroom end of terrace home, situated off the main Auckland Drive and offering good sized accommodation. Situated close main road and motorway transport links, with good access to Birmingham International and East Midlands Airport. The property benefits from having entrance hallway, refitted duel aspect dining-kitchen, family lounge overlooking the rear garden, three good sized bedrooms. The master bedroom has an en-suite shower room, and refitted family bathroom on the first floor. The property benefits from having a front and a rear garden, central heating and double glazing.

## Entrance Hall

Having double glazed door to the front, laminate flooring, double glazed frosted window to the front, stairs to the first floor landing, cupboard to wall housing the gas meter and doors off to the kitchen and lounge.

## Family Lounge

12' 3" PLUS THE DOOR RECESS x 12' 11" (3.73m PLUS THE DOOR RECESS x 3.94m)

Having double glazed French doors opening onto the garden, radiator to wall, TV aerial point, wooden fire surround with tiled inset and hearth, double glazed window to the rear and laminate flooring.

## Duel Aspect Dining Kitchen

18' 8" PLUS THE DOOR RECESS x 8' 8" MAX (5.69m PLUS THE DOOR RECESS x 2.64m MAX)

Briefly comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units. Double glazed window to the front, double glazed French doors leading onto the rear garden. Integrated electric oven, integrated gas hob, space and plumbing for a washing machine, integrated fridge, integrated freezer, radiator to wall, splash back tiling and space for a table, tiled flooring.

## First Floor Landing

Having doors to the three bedrooms and the bathroom and frosted double glazed window to the front.

## Bedroom One

14' 9" x 8' 4" (4.50m x 2.54m)

Having double glazed window to the rear, radiator to wall, door to the an en-suite shower room,

## En-Suite Shower Room

Having shower cubicle with electric shower, wash hand basin, low level flush WC. The shower cubicle has a rainfall shower head over, fully tiled and tiled flooring.

### Bedroom Two

10' 4" x 6' 7" (3.15m x 2.01m)

Having double glazed window to the rear and radiator to wall.

### Bedroom Three

10' 4" x 6' 8" (3.15m x 2.03m)

Having double glazed window to the rear and radiator to wall.

### Family Bathroom

Comprising a refitted bathroom suite, having panelled bath with rainfall shower over, bath, low level flush WC, wall mounted wash hand basin, spotlights to ceiling, floor tiling, part tiling to walls, wall mounted heated towel rail radiator and frost double glazed window to the front.

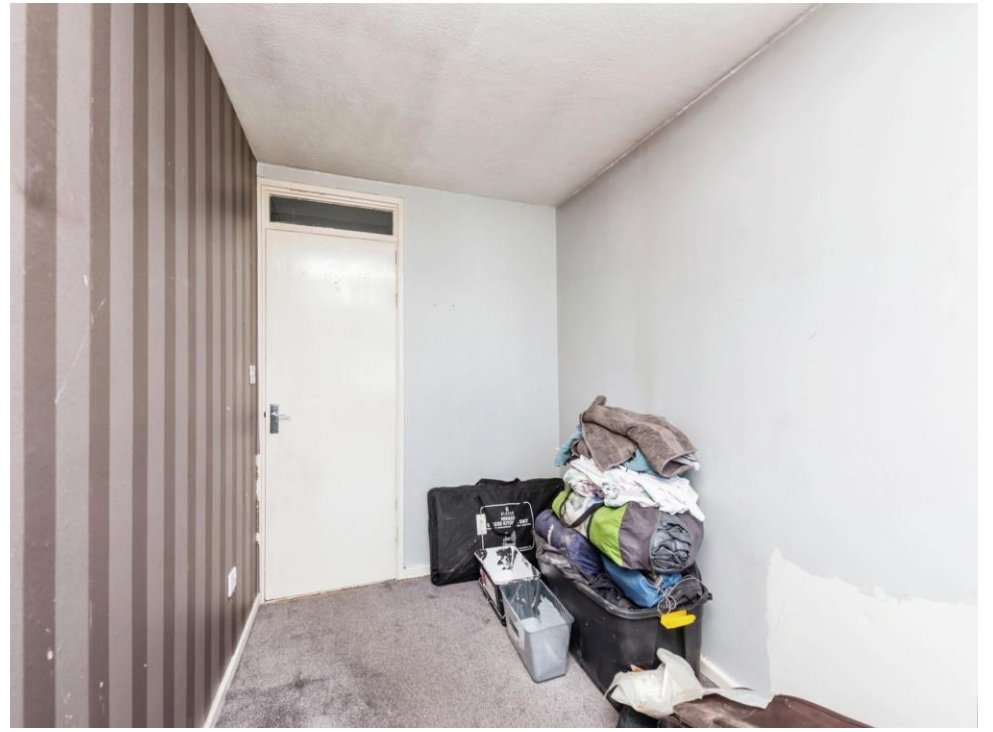
### Outside Front

Having garden to the front with pathway leading to the front of the property.

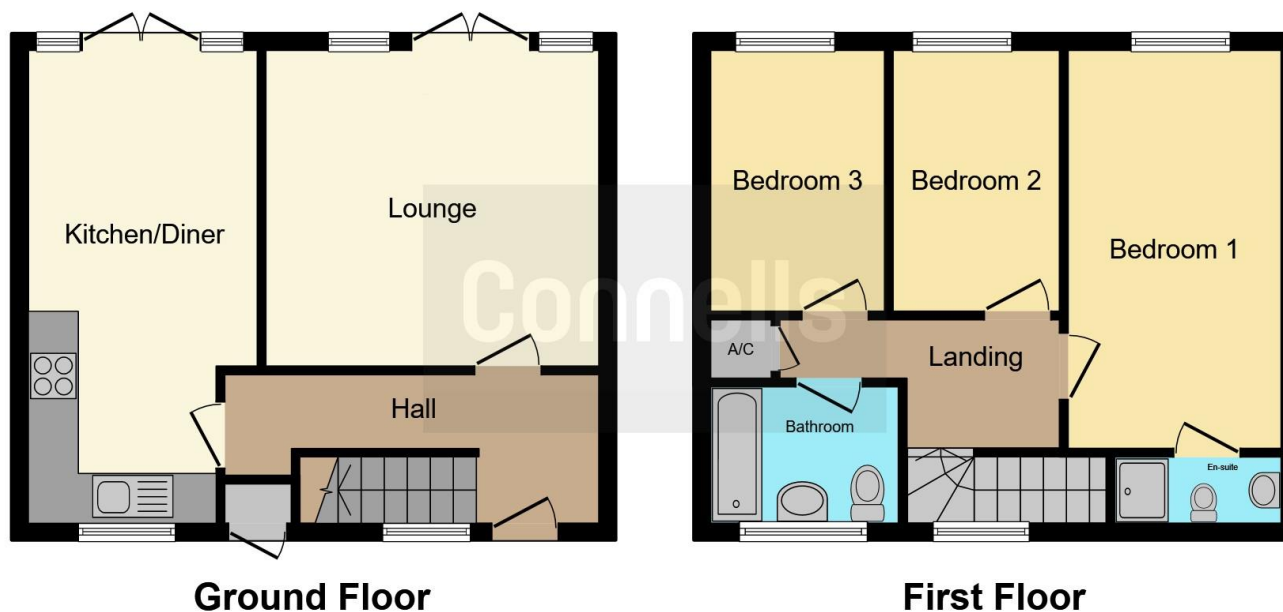
### Rear Garden

Having gated access to the rear, garden laid to lawn and patio area, access to a brick built outhouse, providing excellent storage.









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**EPC Rating: D**

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Tenure: Freehold



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