



Connells

Somerset Road
Erdington BIRMINGHAM



Property Description

Connells are delighted to present this beautifully presented characterful home in a sought after location close to popular commuter routes and transport links for the City. The home has been tastefully updated throughout with a high quality finish. The property boasts a front reception room along with an extended rear Kitchen/Dining/Living Space and ground floor guest WC. The first floor is host to two spacious double bedrooms along with stylish modern bathroom suite. The property offers a front driveway along with a sizeable Garage to the rear accessed via a side road. Viewings are highly recommended to appreciate all this house has to offer. Accessed via the front door the property comprises:

Entrance Hall

With main door to the front and doors to:

Living Room

13' 8" INTO BAY x 8' 9" MAX (4.17m INTO BAY x 2.67m MAX)

With double glazed bay window to the front with box seat fitted, feature fireplace with open chimney and radiator

Kitchen/Dining/Living Space

12' MAX x 25' 3" (3.66m MAX x 7.70m)

Open plan room with feature fireplace with gas fire installed, radiator, ample space for Dining Table and further seating and door to first floor staircase.

Kitchen Area- fully fitted modern kitchen with a range of wall and base units with worktops over, freestanding gas cooker with 5 burner gas hob and cooker-hood over, splashback tiling, integrated fridge-freezer and dishwasher, space and plumbing for washing machine, breakfast bar area, double glazed windows to the side and rear and double glazed french doors to the rear

First Floor Landing

With stairs from the ground floor, loft hatch and doors to:

Bedroom One

11' 5" x 12' 1" MAX (3.48m x 3.68m MAX)

With fitted wardrobes and fitted drawers, radiator and double glazed window to the front

Bedroom Two

11' 11" x 9' 4" (3.63m x 2.84m)

With radiator and double glazed window to the rear

Bathroom

Fully tiled luxury refitted suite comprising freestanding bathtub, double shower cubicle, heated towel rail style radiator, low level WC, wash hand basin and double glazed window to the rear

Outside

To the front is a paved driveway providing off-road parking for one vehicle.

To the rear is a fully enclosed low maintenance garden with decking area and laid to lawn.

To the rear of the garden is a detached Garage accessible via a side road

Detached Garage

17' 5" max x 11' 1" max (5.31m max x 3.38m max)

With up and over door to the rear providing additional parking for another vehicle if needed. The Garage also features a single UPVC door to the Garden making it a multi-purpose build which may be utilised as a home office or Gym.









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

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EPC Rating: D

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Tenure: Freehold



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