



Connells

Enderby Road
BIRMINGHAM



Property Description

A well presented four bedrooms, four story modern semi-detached home. Located overlooking the open parkland and play area. The property benefits from having a integral garage, block pave driveway. There is a ground floor entrance hall, the stairs lead off to the first floor landing, which benefits from having an impressive open plan fitted dining kitchen, overlooking the rear garden, separate family lounge opening out onto a balcony area and a guest WC. On the second floor landing there is a master bedroom with en-suite shower room, a separate second guest bedroom and on the third floor landing there is two good sized bedrooms, one of which is currently used as a study. The property has good sized landscaped rear garden and a located close to main road and motorway transport links, and close to amenities.

Entrance Hallway

Having composite door to the front giving access into the entrance hallway and stairs lead to the first floor landing.

First Floor Landing

Having doors off to the family lounge, guest WC and family dining kitchen.

Family Lounge

14' 6" x 11' (4.42m x 3.35m)

Having double glazed picture window to the front and double glazed French doors leading onto the balcony, radiator to wall, TV aerial

point, laminate floor and thermostat heating control to wall. There is a balcony coming off this room, which has wrought iron railings and it is possible to sit on and has excellent views over a park area.

Dining Kitchen

11' 9" PLUS THE DOOR RECESS x 14' 6" MAX (3.58m PLUS THE DOOR RECESS x 4.42m MAX)

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden and with double glazed French doors opening into the garden, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, decorative splash back tiling. Integrated double electric oven, built-in six ring gas hob with cooker hood and extractor fan over, space and plumbing for a washing machine, space for a dryer, wall mounted central heating boiler concealed behind wall cabinet, radiator to wall, space for a table, spotlights to ceiling and double glazed French doors leading to the rear garden and door off to useful pantry cupboard.

Guest WC

Having low level flush WC, pedestal wash hand basin, radiator to wall, extractor fan, tiled effect flooring, stairs lead to the second floor landing.

Second Floor Landing

Having doors off to bedroom one, bedroom two and having a family bathroom.

Bedroom One

14' 8" MAX x 11' 1" (4.47m MAX x 3.38m)

Having two double glazed windows overlooking the park land to the front, radiator to wall and door gives access into the en-suite shower room.

En-Suite Shower Room

Having refitted shower cubicle with jets spray shower, with rainfall and hand held over, low level flush WC, pedestal wash hand basin, wall mounted heated towel rail radiator, shaver point, extractor fan, spotlights to ceiling and wall tiling.

Bedroom Two

11' 9" MAX x 14' 8" MAX (3.58m MAX x 4.47m MAX)

Having double glazed window to the rear, radiator to wall and views over the rear garden.

Family Bathroom

Having panelled bath with electric shower over bath, low level flush WC, pedestal wash hand basin, extractor fan, spotlight to ceiling, part tiling to walls and wall mounted heated towel radiator.

Third Floor Landing

Having doors off to bedroom three and bedroom four.

Bedroom Three

14' 8" x 10' 7" (4.47m x 3.23m)

Having double glazed window to the rear and radiator to wall. ***This room has sloped ceilings***

Bedroom Four

14' 8" PLUS THE RECESS x 8' 6" MAX (4.47m PLUS THE RECESS x 2.59m MAX)

Having double glazed window to the front, radiator to wall, two skylight windows to ceiling and door to a storage cupboard. ***This room has sloped ceilings***

Outside Front

Having block paved driveway providing off road parking, access to a garage and to the rear garden.

Garage

17' 11" x 8' 3" MIN (5.46m x 2.51m MIN)

Having power, lighting and up and over door.

Rear Garden

Being an excellent landscaped rear garden, having garden laid to lawn, good sized patio area, steps leading to lawn area, having various plants, shrubs and with fencing to the perimeter.









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

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Tenure: Freehold

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