



Connells

St. Thomas Road
Birmingham



Property Description

Step into this beautifully refurbished 3/4 bedroom Victorian mid-terrace home offering the perfect blend of period charm and modern upgrades. Situated in a prime location with close access to Gravelley Hill Train Station, offering excellent connectivity via train, bus and motorway links. Upon entering there is an inviting entrance porch and hallway leading to a front reception room - a lounge or a ground floor 4th bedroom. The rear reception overlooks the rear garden, offering an ideal space for relaxation or dining. The sleek modern refitted kitchen has built in appliances, stylish units and access to the fully tiled contemporary ground floor bathroom with a rainfall shower. On the first floor, there are 3 generously sized bedrooms providing comfortable living space, complimented by a separate 1st floor WC. The 2nd bedroom has access to a loft space which is carpeted with a skylight window, radiator and power points. Outside the freshly landscaped rear garden is designed for low maintenance featuring a patio, outdoor power points, external tap and rear pedestrian access. There are newly fitted double glazed windows and central heating system. Offered with NO UPWARD CHAIN, ready to move in. Perfect for families or investors looking for a hassle free purchase in a well connected area.

Agents Note-

Please be advised the loft has not been officially converted with building regulations signed off and as such is advertised as a flexible space rather than a room.

Featuring a double glazed door to the front giving access into a welcoming entrance porch, with double glazed window, tiled flooring, internal door giving access into the entrance hallway.

Entrance Hallway

Having wall mounted radiator, access and door to the front reception room, (which could serve as a 4th bedroom). and door to the rear reception room.

Front Reception Room/Bedroom 4

14' to include the bay x 7' 9" max (4.27m to include the bay x 2.36m max)

A versatile space that can be used as a front reception room or a ground floor 4th bedroom. A bright room featuring double glazed walk-in bay window to the front with natural light, finished with laminate flooring, wall mounted radiator, telephone point & built in cupboard.

Rear Reception Room

11' 5" max x 13' 1" plus the walkway (3.48m max x 3.99m plus the walkway)

A spacious & versatile living area with double glazed window overlooking the rear garden, The room is finished with laminate flooring, staircase leading to the first floor landing and access to the refitted kitchen.

Refitted Kitchen

Entrance Porch

12' 9" x 5' 10" (3.89m x 1.78m)

Excellent sized refitted kitchen featuring a range of fitted base units with roll-edge work surfaces over and fitted matching wall units. Double glazed window to the side. The kitchen is equipped with a stainless-steel sink and drainer unit with mixer tap, integrated electric oven and gas hob. There is also space and plumbing for a washing machine and space for a fridge freezer. The wall mounted central heating boiler is conveniently concealed behind wall unit. Additional features include a wall mounted radiator, tiled flooring and access through a doorway to an inner hall which leads to the bathroom and double-glazed door to the rear garden.

Ground Floor Bathroom

The ground floor bathroom features a tiled paneled bath with rainfall shower over and hand- held mixer. A wall mounted wash hand basin with cupboards beneath, along with a low level flush WC complete the suite. The walls are fully tiled with an extractor fan. A double glazed frosted window to the side provides privacy and natural light. Wall mounted heated towel rail radiator and tiled flooring completes the modern functional design.

First Floor Landing

Having doors to the three bedrooms and W.C

Bedroom One

11' 6" max x 11' 4" (3.51m max x 3.45m)

Spacious bedroom features three double glazed windows to the front offering plenty of natural light. A radiator is wall mounted. The room also benefits from a built-in wardrobe

having hanging rail and shelving.

Bedroom Two with loft access

11' x 8' 5" (3.35m x 2.57m)

A well proportioned bedroom with double glazed window to the rear offering pleasant views over the rear garden. A wall mounted radiator. This room benefits from loft access via drop down ladder. The loft space is a fully carpeted loft space, good sized skylight window, wall mounted radiator and electrical power points. Offering excellent flexible loft space.

Bedroom Three

9' x 5' 11" (2.74m x 1.80m)

This bedroom features a double-glazed window to the rear offering a view over the garden along with a wall mounted radiator.

Separate W.C

Practical low level flush W.C, a frosted double glazed window to the side for privacy and a wall mounted heated towel rail radiator.

Front

The property is approached via steps leading up to the front of the property with a well maintained garden offering a welcoming first impression.

Rear Garden

This excellent sized freshly landscaped rear garden with laid to lawn and bordered fencing on the sides and the rear, ensuring privacy. It features an outdoor tap and electric power point. gated access to the rear giving access









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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EPC Rating: C

Tenure: Freehold

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