



Connells

Somerset Road
Erdington Birmingham

Somerset Road Erdington Birmingham B23 6NQ

for sale offers in the region of
£240,000



Property Description

A well presented and characterful two double bedroom Edwardian mid-terrace home. Located in a popular, tree-lined avenue, with close access to local amenities and train station, with easy commute to Birmingham City Centre. The property has the benefit of an entrance porch and entrance hallway, sitting room to the front and a good sized family lounge to the rear with feature fireplace. There is a modern refitted kitchen, with some built-in appliances, a utility area and a further ground floor reception room, which could be used as an office, gym, playroom or breakfast room and ground floor shower room. On the first floor landing there is a good sized main bedroom, a further second double bedroom and a refitted family bathroom suite, having bath and separate shower cubicle. The property benefits from presently refitted double glazed windows and composite doors. Has a good sized front and rear garden.

Entrance Porch

Having composite door to the front, giving access into the porch area, with light facility and further composite door giving access into the reception hall.

Reception Hall

Having quarry tiled flooring, double glazed window over the door, giving additional lighting into the hallway, radiator to wall and door gives access into a lounge. There is a cupboard to wall, housing the gas meter.

Front Sitting Room

13' 9" INCLUDE THE BAY x 8' 9" (4.19m INCLUDE THE BAY x 2.67m)

Having double glazed window to the front, decorative coving to ceiling, feature wooden fire surround with cast iron insert and hearth, and having living flame gas fire, radiator to wall, two wall light fittings, decorative ceiling rose and cupboard to wall. housing the electricity meter.

Rear Lounge

12' 2" MAX, TO INCLUDE CHIMNEY BREAST x 11' 9" TO EXCLUDE THE RECESS (3.71m MAX, TO INCLUDE CHIMNEY BREAST x 3.58m TO EXCLUDE THE RECESS)

In the walkway there is a built-in feature storage cupboard, from floor to ceiling, providing excellent storage space and built-in draws.

Having feature double glazed sash window to the rear, radiator to wall, feature flooring, door gives access to the stairs which lead to the first floor landing, feature fireplace with feature wooden beam and insert, and doorway gives access into the kitchen.

Kitchen

6' 8" x 13' 5" (2.03m x 4.09m)

Providing modern refitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, two

double glazed sash windows to the side, giving views onto the side garden, stainless steel sink and drainer unit, with mixer tap over, cupboards under, splash back tiling, integrated double electric oven and integrated electric hob, built-in cooker hood and extractor fan, space for a fridge and a freezer, radiator to wall, built-in display cabinets, open access to an inner hallway. The inner hallway has a composite door giving access into the rear garden, and has space and plumbing for a washing machine, door gives access onto a ground floor shower room.

Ground Floor Shower Room

Having shower cubicle with shower facility, wash hand basin. low level flush W.C, radiator to wall, part tiled, and having extractor fan.

Third Reception Room

9' 11" PLUS THE DOOR RECESS x 6' 7" (3.02m PLUS THE DOOR RECESS x 2.01m)

Having composite door to the rear giving access into the rear garden and double glazed window to the rear. This is an excellent room which is currently being used as a gym, but has flexible space to use as an office, or playroom.

First Floor Landing

Having doors off to the two bedrooms and the family bathroom.

Bedroom One

12' 2" x 11' 5" MAX (3.71m x 3.48m MAX)

Having double glazed sash window to the front, radiator to wall, built-in wardrobes, door to built-in storage cupboard which has shelving and loft access.

Bedroom Two

11' 9" x 9' 3" MAX (3.58m x 2.82m MAX)

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

Family Bathroom

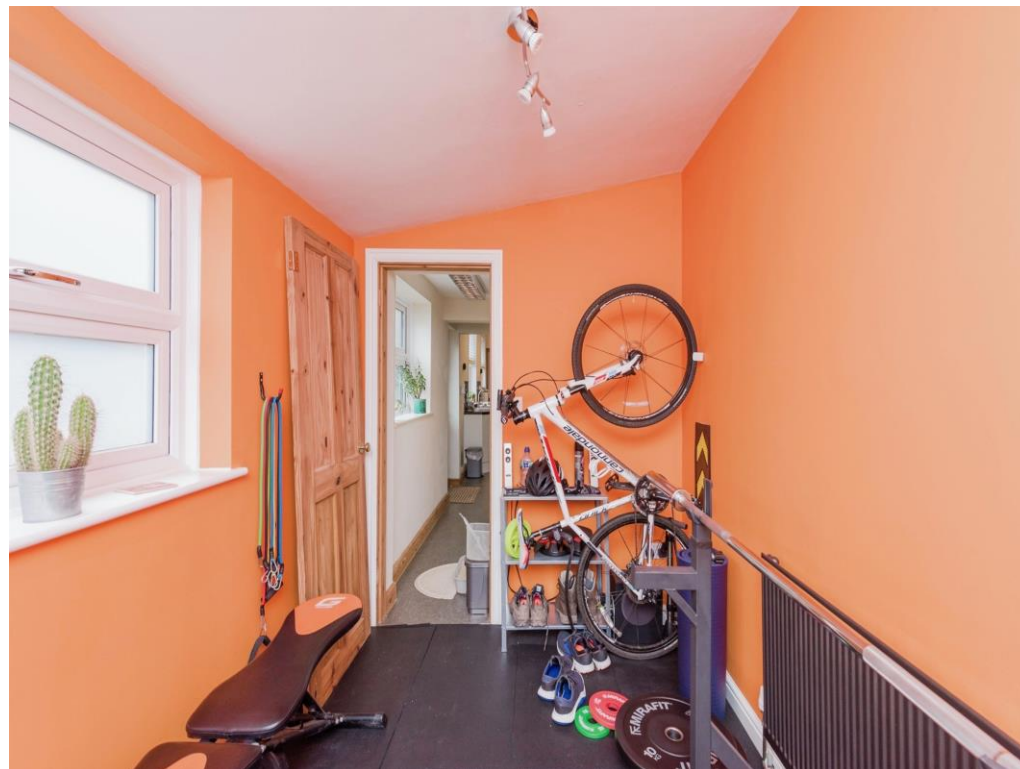
Being a refitted family bathroom, with a floor mounted bath with mixer taps over, separate shower cubicle with rainfall shower facility, low level flush W.C, wash hand basin, frosted double glazed window to the rear, shaver point, wall mounted heated towel rail and cast iron radiator, part tiling to walls and floor tiling.

Outside Front

Having pathway leading to the front of the property.

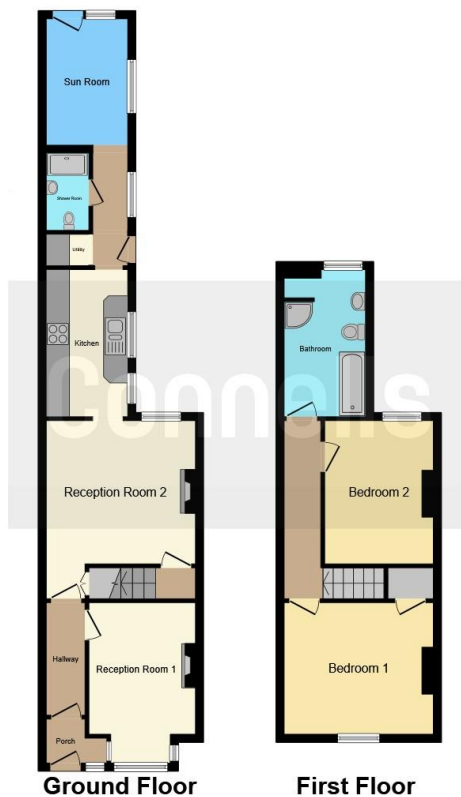
Rear Garden

Being an excellent sized rear garden, garden laid to lawn, patio area, fencing to perimeter and rear pedestrian 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: D

Tenure: Freehold

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