



Connells

Somerset Road
Erdington Birmingham

Somerset Road Erdington Birmingham B23 6NQ

for sale
£220,000



Property Description

A two double bedroom Victorian mid-terrace home, located in a popular, tree-lined Avenue of Somerset Road in Erdington. Having excellent easy access to train station and main road and bus transport links. The home benefits from having a front garden with access to an entrance porch and internal entrance hallway. There is a sitting / dining room as a front reception room and there is a rear lounge, overlooking the rear garden. Off from the lounge there is a modern fitted kitchen with ample storage space and some built-in utilities, an inner hallway and access into a utility room and guest W.C. On the first-floor landing there two good sized double bedrooms and a refitted family bathroom with bath and separate shower cubicle. The home benefits from having central heating and double glazing.

Entrance Porch

Having composite door to the front, giving access into porch area and an internal door gives access into the reception hallway.

Reception Hallway

Having doors off to the lounge and the dining / sitting room, radiator to wall, door off to useful under stairs storage cupboard,

Front Dining Room/Sitting Room

13' 9" to include the bay x 8' 10" (4.19m to include the bay x 2.69m)

Having double glazed walk-in bay window to the front, radiator to wall, gas fire to wall, cupboard to wall housing the electricity meter, ceiling rose and laminate floor.

Lounge

12' 4" max x 11' 9" (3.76m max x 3.58m)

Having double glazed window to the rear overlooking the rear garden, gas fire to wall with remote control facility, radiator to wall, TV aerial point, wooded fire surround and door gives access into the kitchen and door gives access to stairs, which in-turn leads to the first-floor landing.

Kitchen

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

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over and matching fitted wall units, two double glazed windows to the side, 1 & 1/2 bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric double oven and integrated electric hob, work surfaces with matching up-stand, built-in cooker hood and extractor fan. Space and plumbing for a dishwasher, space for a fridge freezer, wall mounted central heating boiler, radiator to wall, full tiling, breakfast bar area, and door gives access into an inner hall.

Inner Hall

Having double glazed door giving access to the rear garden, tiled flooring. Door gives access to the guest W.C and door gives access into utility room.

Utility Room

7' 9" max x 6' 7" (2.36m max x 2.01m)

Having fitted base units with work surfaces over, fitted matching wall units, space and plumbing for a washing machine, radiator to wall, tiled flooring, space for a dryer and double-glazed window to the side.

Guest W.C

Having low level flush W.C, wash hand basin, tiled flooring and extractor fan to wall.

First Floor Landing

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

Bedroom One

12' 2" max x 11' 4" (3.71m max x 3.45m)

Having double glazed window to the front and radiator to wall, door to storage cupboard which provides excellent storage space and has access to the loft.

Bedroom Two

9' 4" max x 11' 10" (2.84m max x 3.61m)

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

Family Bathroom

Having a four-piece bathroom suite, paneled bath with mixer tap and hand held tap over, shower cubicle with electric shower facility, with a rainfall hand held tap, low level flush W.C, wash hand basin, wall mounted heated towel rail radiator, spotlights to ceiling and frosted double glazed window to the rear.

Outside Front

Having pathway leading to the front of the property,

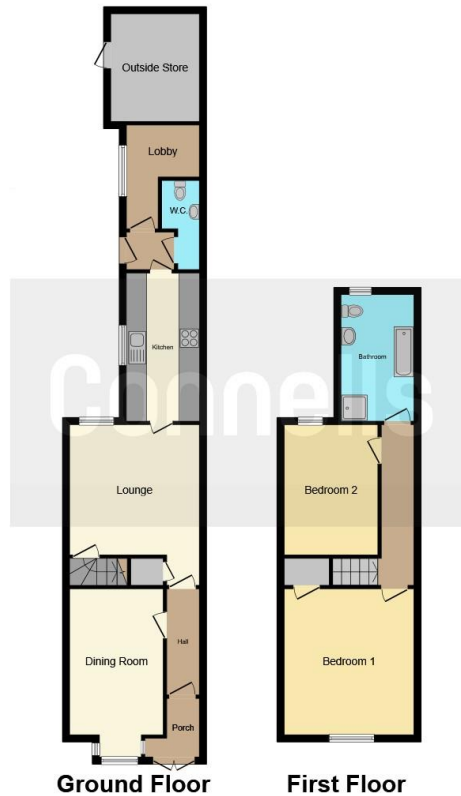
Rear Garden

Being a good sized, low maintenance rear garden with fencing to the perimeter, garden laid to lawn and patio area. There is also pedestrian rear access at the bottom of the garden and having space for a shed.









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

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310573



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310573 - 0003