



**Connells**

Kingsbury Avenue  
BIRMINGHAM





## Property Description

Connells are pleased to present this wonderfully presented two bedroom semi-detached house located in a sought after location. The home boasts a large master bedroom with newly fitted ensuite and a generous second bedroom. There is a fully fitted kitchen to the rear, with access to a bright conservatory through double French doors, where there is current plumbing for washing machine and dryer available. The lounge is situated on the front of the property, but is lovely and quiet due to being set back from the road. Outside is a well maintained enclosed rear garden with fences to the side and rear, along with front driveway and allocated parking. Viewing is highly recommended to appreciate all this home has to offer.

## Hallway

Stairs to 1st floor and single door into the main lounge

## Main Lounge

10' 1" x 14' 1" (3.07m x 4.29m)

Large modern lounge with wooden flooring. Fireplace. Radiator under window wall. Window looking over the front of the property. Single door that leads into the kitchen.

## Kitchen

13' 1" x 9' (3.99m x 2.74m)

A modern bright kitchen with breakfast bar. Integrated gas hob, microwave, oven, fridge/freezer and dishwasher, extractor fan,

splash back tiles. Door to excellent storage area underneath stairs

## Conservatory

11' 9" x 7' 9" (3.58m x 2.36m)

Double French doors lead to the conservatory Space and plumbing for washing machine and tumble drier

## Garden

Double French doors lead to rear garden. Having a block paved patio with space for patio furniture. Fencing around perimeter. Steps lead to astro-turfed lawn area with pergola and seating area to the rear

## 1st Floor Landing

A spacious landing with door leading to the Master Bedroom

## Master Bedroom

13' 3" x 9' 8" (4.04m x 2.95m)

Having fitted wardrobe and fitted dresser and door that leads to en-suite

## En-Suite Bathroom

A recently refitted en-suite. Tiled throughout. Wash hand basin, low level flush WC. Heated towel radiator to wall.

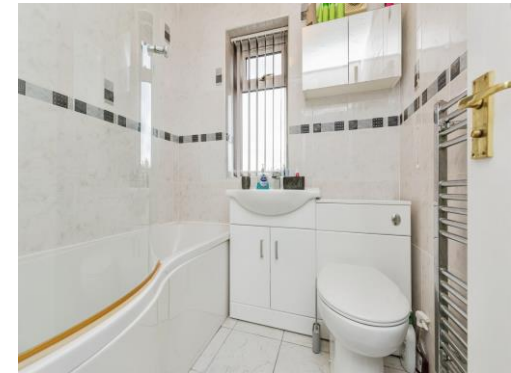
## Bedroom 2

11' 11" x 7' 8" (3.63m x 2.34m)

Currently used as an office however, could accommodate a double bed. In need of cosmetic update. Glazed window overlooking garden.

## Family Bathroom

Modern bathroom with P shaped bath and glass shower protector. Modern tiles throughout. Wash hand basin, low level flush WC. Heated towel radiator to wall.













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**EPC Rating: C**

Tenure: Freehold

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