



**Connells**

Ercall Close  
Birmingham





## Property Description

A well presented 3 bedroom mid-town house located in a convenience spot in a quiet road but close to main road and public transport links. Having a reception porch with built-in storage cupboard, reception hallway, refitted family breakfasting kitchen, separate lounge across the rear of the property overlooking the rear garden. 3 good size bedrooms and a refitted family shower room. The property benefits from central heating and double glazing.

### Entrance Porch

Having double glazed door to the front giving access into the porch area. Having parquet floor. Storage cupboard providing excellent storage space. An internal door gives access into the hallway.

### Hallway

Having radiator to wall. Stairs to the 1st floor landing. Laminate flooring. Doors to the lounge and kitchen.

### Family Lounge

17' 10" x 9' 11" ( 5.44m x 3.02m )

Having double glazed window to the rear overlooking the rear garden. Single glazed internal door gives access into the outer porch. Feature wooden fire surround. Coving to ceiling. Laminate floor.

### Outer Porch

Having doorway giving access into storage cupboard and double glazed door gives access into the rear garden.

### Fitted Kitchen

11' 5" x 12' 10" Maximum ( 3.48m x 3.91m Maximum )

Comprising a modern fitted breakfasting kitchen. Having fitted base units with roll edge work surfaces over and fitted matching wall units. Double glazed window to the front. Splash back tiling. Electric cooker point. Space and plumbing for a washing machine and space and plumbing for a dishwasher. Space for a fridge/freezer. Space for a dining table. Wall mounted central heating boiler.

### 1st Floor Landing

Having laminate flooring. Door off to 2 storage cupboards providing excellent storage space. Doors to the 3 bedrooms and the family shower room.

### Bedroom 1

14' 6 x 8' 11" Minimum ( 4.27m 6 x 2.72m Minimum )

Having double glazed window to the rear. Radiator to wall and TV aerial point.

### Bedroom 2

8' 10" x 8' 7" ( 2.69m x 2.62m )

Having double glazed window to the front. Radiator to wall, TV aerial point and laminate floor

### Bedroom 3

8' 10" x 7' 3" ( 2.69m x 2.21m )

Having double glazed window to the rear.  
Radiator to wall and laminate floor.

### Family Shower Room

Briefly comprising a shower cubicle with rainfall shower and hand-held facility. Low level flush WC, wash hand basin, wall mounted heated towel rail radiator, extractor fan, spotlights to ceiling and full tiling to walls.

### Outside Front

Having pathway leading to the front of the property with garden laid to lawn.

### Rear Garden

Being a low maintenance rear garden. Having patio area, fencing to the side and rear. Gated access at the rear. Garden laid to lawn. Space for a shed and decked area.



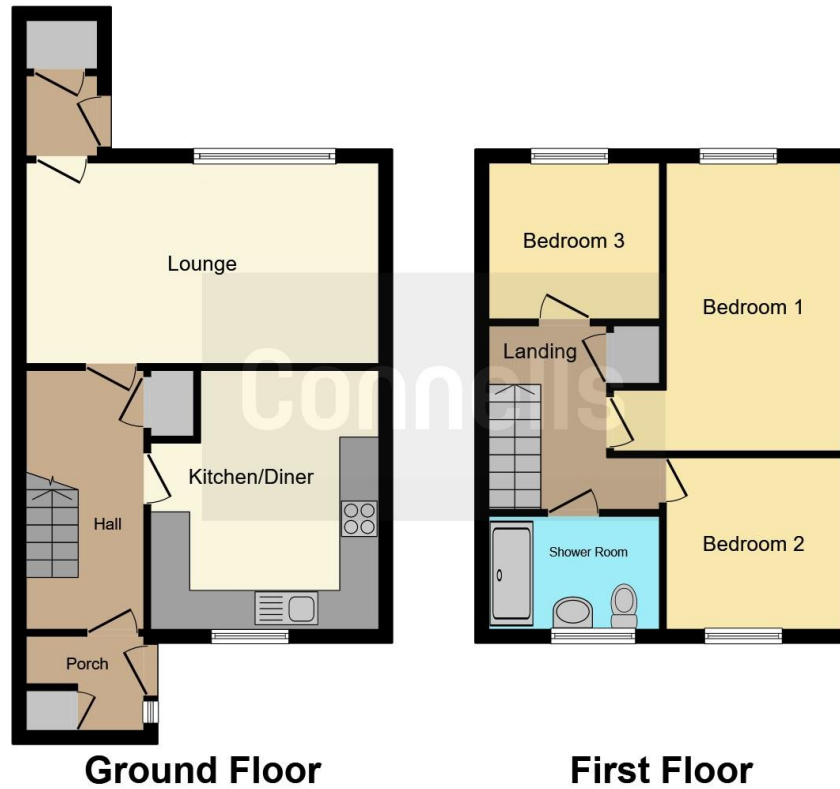












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**EPC Rating: Awaited**

Tenure: Freehold

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