



Connells

Court Lane
Erdington Birmingham



Property Description

A traditional style 3 bedroom semi-detached home located in an excellent location, close to main rail and public transport links and good access to local amenities. The property benefits from having a driveway providing off-road parking to the front and an excellent sized mature and landscaped rear garden that provides much character. The accommodation is an excellent sized family home and benefits from having an entrance porch and an entrance hallway. Family lounge, separate sitting room and a further 3rd reception room which is a breakfast/dining room. There is a good sized refitted kitchen and a ground floor wet room. On the 1st floor landing there are 3 excellent sized bedrooms and a family bathroom. The property has some retaining character features and benefits from having majority double glazing and gas central heating.

Entrance Porch

Having double glazed door to the front giving access into the entrance porch. Internal single glazed door giving access into the hallway.

Hallway

Having radiator to wall. Feature Minton tile style flooring. Stairs lead to the 1st floor landing and doors give access into the lounge and the dining room.

Family Lounge

12' Maximum x 12' 5" Plus the bay (3.66m

Maximum x 3.78m Plus the bay)

Having double glazed walk-in bay window to the front. Radiator to wall. Feature fireplace with tiled surround. Electric meter to wall. Decorative coving to ceiling.

Rear Reception Room

12' 5" x 12' 5" Maximum (3.78m x 3.78m Maximum)

Having double glazed French doors leading to the rear garden. Radiator to wall. Coving to ceiling. 3 wall light fittings and feature tiled fireplace. Door gives access into the breakfast room.

Breakfast Room

15' 3" x 8' 2" (4.65m x 2.49m)

Having 2 double glazed windows to the side. Radiator to wall. Space for a table. Decorative coving to ceiling. Door off to a storage cupboard and door gives access into the kitchen.

Kitchen

13' 1" x 7' 8" Plus door recess (3.99m x 2.34m Plus door recess)

Comprising a modern fitted kitchen, having fitted base units with square edge work surfaces over. Having decorative splash back tiling, stainless steel sink and drainer unit with mixer tap over, cupboards under. Gas cooker point. Integrated dishwasher, space and plumbing for a washing machine and space and venting for a drier. Space for a fridge. Feature fireplace, double glazed door gives access into the rear garden. Spotlights to ceiling. Loft access and door gives access into the ground floor wet room.

Ground Floor Wet Room

Having electric shower facility, pedestal wash hand basin, low level flush WC, double glazed frosted window to the side. Spotlights to ceiling and extractor fan.

1st Floor Landing

Having doors off to the 3 bedrooms and the family bathroom and door off to built-in storage cupboard.

Bedroom 1

12' 5" x 15' 8" (3.78m x 4.78m)

Having 2 double glazed windows to the front. Radiator to wall and feature tiled fireplace surround.

Bedroom 2

12' 6" x 9' 6" (3.81m x 2.90m)

Having double glazed window to the rear. Radiator to wall. Feature tiled fireplace.

Bedroom 3

8' 3" x 7' 6" Plus door recess (2.51m x 2.29m Plus door recess)

Having double glazed window to the rear. Radiator to wall.

Family Bathroom

Briefly comprising a 3 piece bathroom suite having panelled bath with electric shower over. Low level flush WC, wash hand basin, radiator to wall, extractor fan and frosted double glazed window to the side.

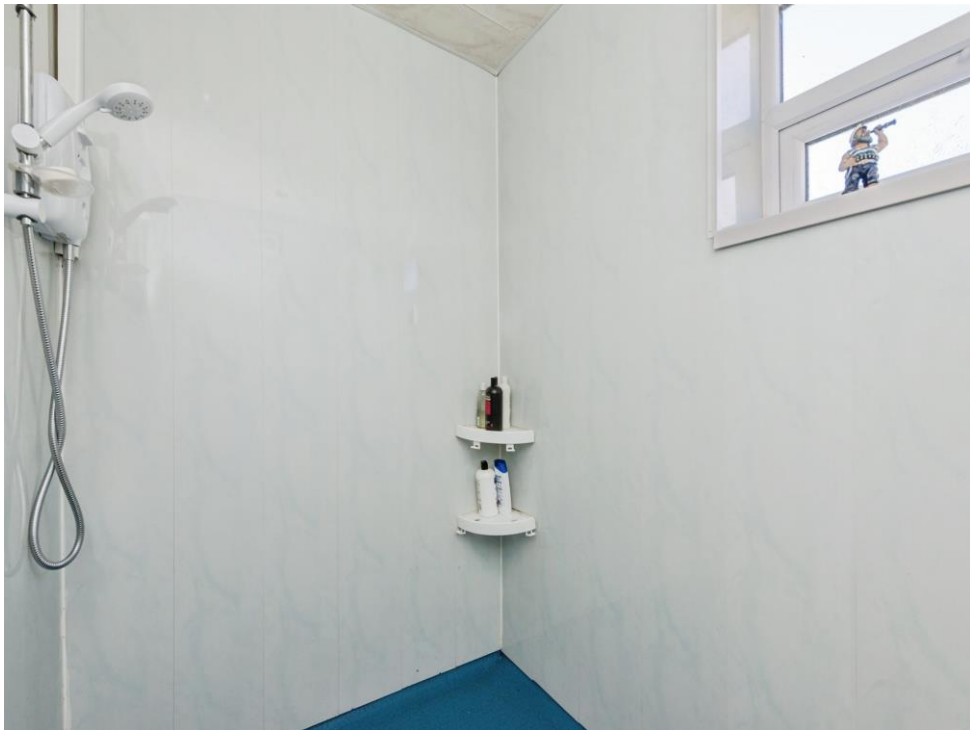
Outside Front

Having driveway providing off-road parking. Having gated access to the side giving access into the rear garden.

Rear Garden

Being an excellent sized rear garden that has been landscaped and maintained. Having fencing to the sides and rear. Feature plants, shrubs and various fruit trees. Space for a greenhouse, outside tap.









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