







## Property Description

A beautifully presented and spacious 2 double bedroom modern style semi-detached property situated within a very popular and sought after residential area within Erdington. In brief this property comprises; entrance hallway, spacious and bright lounge diner with French style doors opening into the rear garden, fitted kitchen, guest WC, family bathroom, 2 double bedrooms, front and rear garden, driveway to front, gas central heating and double glazing (where specified). The property is an ideal first time purchase and situated within a great location for commuters in and out of Birmingham city centre. The property must be viewed to appreciate the accommodation on offer.

## Frontage

Approached via a paved pathway which gives access to the main front door with canopy over, driveway and lawn garden to front.

## Hallway

Tiles to floor, built in storage cupboard and doors giving entry into;

## Lounge Diner

17' 1" x 12' 8" (5.21m x 3.86m)

Double glazed French style doors opening into rear garden, two central heated radiators, electric feature fireplace with decorative surround, spotlights to ceiling and stairs to first floor.

## Kitchen

9' 11" x 6' 1" (3.02m x 1.85m)

Matching wall and base units with work surfaces over, integrated gas hob with oven beneath and fitted cooker hood over, integrated sink with drainer and mixer tap over, space for washing machine and fridge freezer, tiles to floor and splash backs, double glazed window to front and central heated radiator.



## Guest W.C.

Obscure double glazed window to front, low level WC, pedestal hand wash basin, tiles to splashbacks and extractor fan.

## Landing

Spotlights to ceiling and doors giving entry into;

## Bedroom One

12' 3" into recess x 12' 8" (3.73m into recess x 3.86m)

Double glazed window to rear and obscure double glazed window to side, built in airing cupboard with hot water tank and shelving, central heated radiator, loft access point and spotlights to ceiling.

## Bedroom Two

12' 8" x 8' 5" (3.86m x 2.57m)

Double glazed window to front and central heated radiator.

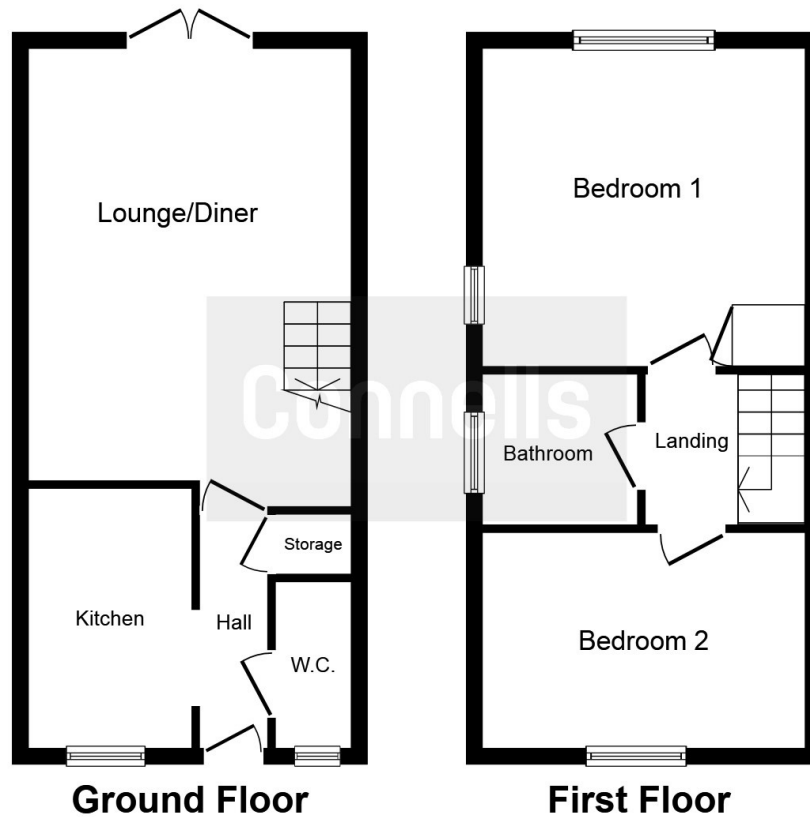
## Bathroom

Obscure double glazed window to side, panelled bath with shower screen and mixer tap over, low level WC, vanity sink unit with cupboards beneath, chrome heated towel rail, shaving point, extractor fan and spotlights to ceiling.

## Rear Garden

Decked patio area leading to lawn area, shed to rear and fencing to boundaries.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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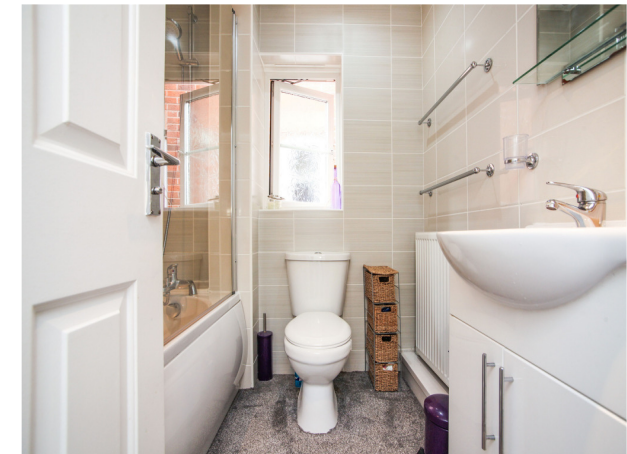
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**EPC Rating: C**

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Tenure: Leasehold



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