



Connells

The Parklands
Birmingham



Property Description

An impressive 3 bedroom semi-detached home located in a peaceful cul-de-sac location close to main road and rail transport links. Well positioned backing on to Woodland Park area with stunning views. Having a reception porch opening into an impressive refitted open plan living kitchen family room. This space is bright and airy and has excellent views over the low maintenance rear garden. The kitchen has an overhang seating area giving excellent entertaining space. There is space in the lounge area for sofa's and dining table. On the first floor landing there are 3 bedrooms and a refitted family bathroom. The property is in immaculate order. There is a block paved driveway providing off road parking and an integral garage.

Reception Porch

Having a composite door giving access into the reception hallway. Double glazed windows to the side. Tiled flooring. Internal double glazed door gives access into the open plan living kitchen family room.

Open Plan Living Kitchen

17' 2" max x 23' 6" max (5.23m max x 7.16m max)

An impressive light and airy open plan Living Kitchen Family Room with superb views over the rear garden and the open woodland to the rear.

Kitchen Area

Comprising a refitted white high gloss kitchen with fitted base units with work surfaces over, fitted wall units with underlighting, plinth lighting and ceiling spotlights. Stainless steel once a half sink and drainer unit with mixer tap over and cupboards under, decorative splashback tiling, integrated induction hob with cooker hood and extractor fan over, integrated washing machine and fridge, overhand seating area providing excellent entertaining space.

Living Dining Area

A superb space with wood flooring with double glazed sliding door opening to the rear garden, impressive floor to ceiling double glazed picture window also overlooking the rear garden, two radiators, stairs to the first floor landing with glass balustrade.

First Floor Landing

Having doors off to the 3 bedrooms and the refitted bathroom.

Bedroom 1

13' 1" x 8' 11" (3.99m x 2.72m)

Having double glazed window to the rear, radiator to wall, built in deep double wardrobe, feature painted paneled wall. Superb views over the open woodland to the rear.

Bedroom 2

13' 1" x 7' 10" max (3.99m x 2.39m max)

Having double glazed window to the rear, radiator to the wall, built in wardrobe over the bulk head over the stairs, excellent views over the open woodland.

Bedroom 3

7' 10" x 6' 11" (2.39m x 2.11m)

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

Family Bathroom

An impressive refitted family bathroom with p shaped paneled bath with Rainfall and hand held shower over, wash hand basin with built in cupboard under, low level flush WC, wall mounted heated towel rail radiator, double glazed window to the front.

Outside

Front

Having excellent sized block paved driveway providing ample off road parking, gated access to the rear of the property. Access to the Garage. outside tap.

Garage

17' 11" x 7' 11" plus door recess (5.46m x 2.41m plus door recess)

Having power and lighting, up and over door, wall mounted central heating boiler and pedestrian door to the rear kitchen area.

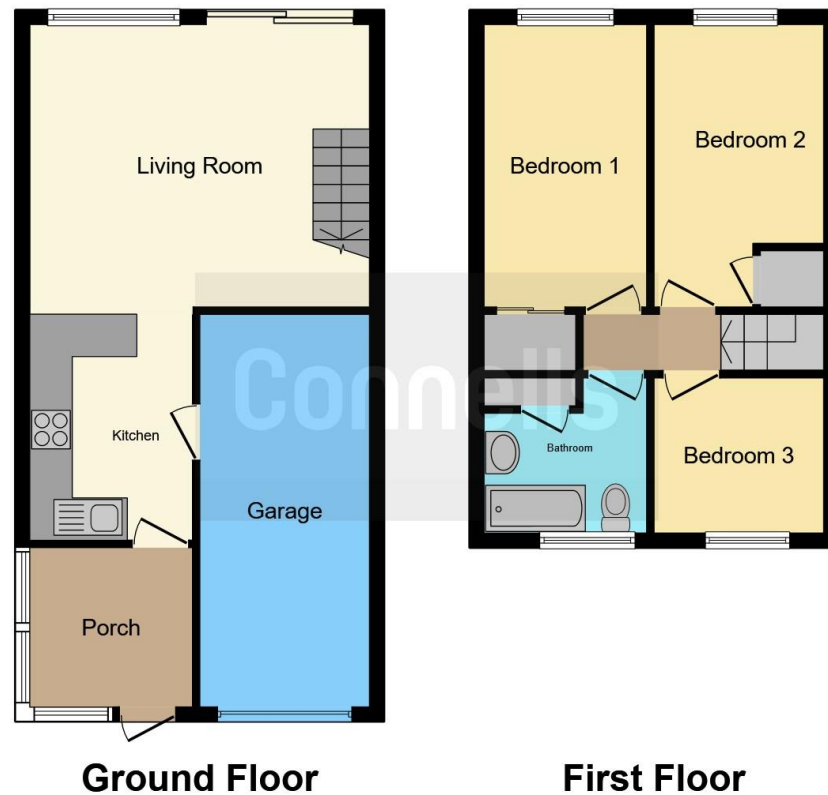
Rear Garden

A low maintenance rear garden with patio area, artificial grass, fencing to the perimeter, low fence giving easy visibility of the woodland area.









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EPC Rating: Awaited

Tenure: Freehold

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