



Connells

Ipsley Grove
Birmingham



Property Description

A 3 bedroom mid town house set in a quiet cul-de-sac location. There is a double side by side driveway to the front and a pleasant rear garden. The home has an entrance hallway, lounge and separate dining/sitting room. There is a refitted kitchen which has potential to extend (subject to planning). There are 3 good sized bedrooms and a refitted family bathroom. Located with easy access to motorway links and shopping facilities. Good sized rear garden.

Entrance Porch

Having door giving access into the porch area with internal door giving access into the entrance hall, having tiled floor, stairs lead to the first floor landing, doors give access to the lounge and the rear reception room and radiator to wall.

Family Lounge

11' 10" max x 12' plus the bay (3.61m max x 3.66m plus the bay)

Having double glazed walk in bay window to front, wooden flooring, TV aerial point, radiator to wall and cupboard to wall housing the gas meter.

Sitting Room

13' 11" x 12' 2" max (4.24m x 3.71m max)

Having double glazed window to the rear overlooking the rear garden, electric fire point, coving to ceiling, wooden flooring and door to useful under stairs cupboard with hanging rail and storage.

Refitted Itchen

5' 10" x 8' 7" plus understairs recess (1.78m x 2.62m plus understairs recess)

Comprising a modern refitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the rear, sink and drainer unit with taps over, space and plumbing for a washing machine, wall mounted central heating boiler, built in gas hob and built in electric oven, double glazed door to the side giving access into the rear garden. Tiled walls and flooring. Understairs recess storage area.

First Floor Landing

Having doors off to the three bedrooms and the family bathroom, having loft access and a wall light.

Bedroom 1

12' 4" x 9' 4" (3.76m x 2.84m)

Having double glazed window to the rear overlooking the rear garden and radiator to wall.

Bedroom 2

11' 11" x 8' 3" (3.63m x 2.51m)

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

Bedroom 3

8' 10" x 7' 6" plus recess (2.69m x 2.29m plus recess)

Having double glazed window to the front and

radiator to wall.

Refitted Family Bathroom

Having paneled bath with electric shower over, pedestal wash hand basin, low level flush WC, frosted double glazed window to the rear and radiator to wall and part tiling.

Front

Having side by side driveway providing off road parking for two cars.

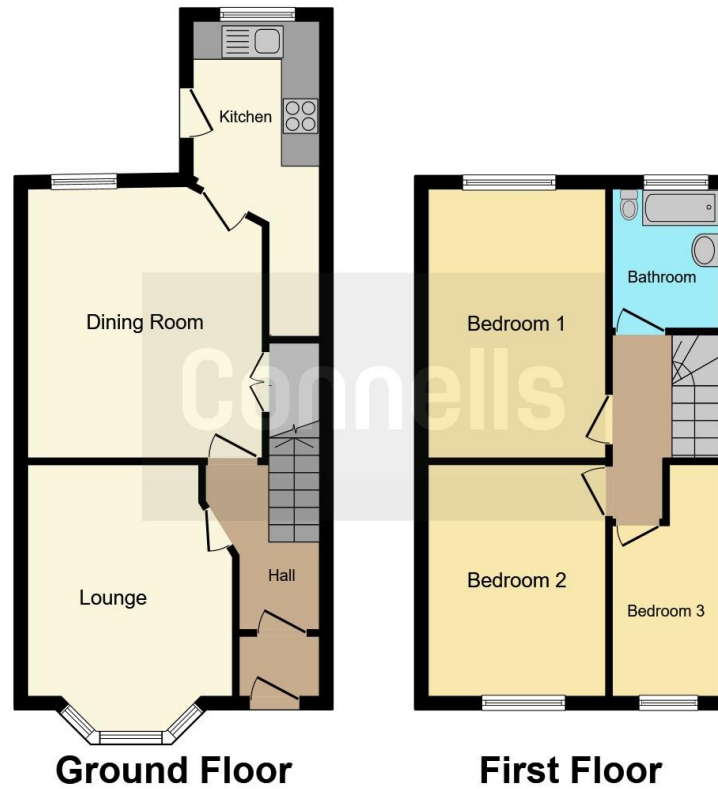
Rear Garden

Having garden laid to lawn, patio area and fencing to the perimeter with various plants and shrubs.









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 Band: A

Tenure: Freehold

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