



Connells

Burcote Road
Birmingham



Property Description

A well presented 2 bedroom modern semi-detached home. Fantastically located close to main road and motorway links and local shopping amenities. The home has been refurbished and benefits from having a double length driveway to the front providing parking. There is an entrance hallway which leads into a family lounge with under stairs storage cupboard. The dining kitchen has been refitted and has some built in appliances. There is space for a breakfast table and french doors open to the rear garden. On the first floor there are 2 good sized bedrooms and a refitted family shower room. Those home has a low maintenance rear garden which is a great size and attracts the sun. Central heating and double glazing.

Hallway

Having composite door giving access into the hallway, radiator to wall, stairs lead to the first floor landing, double glazed window to the side and door to the Lounge.

Lounge

14' x 10' 2" max (4.27m x 3.10m max)

Having double glazed window to the front, radiator to wall and door gives access to the breakfast kitchen.

Breakfast Kitchen

13' 4" x 8' 3" (4.06m x 2.51m)

Comprising a modern refitted breakfasting kitchen with fitted base units with roll edge work surfaces over and matching upstand,

sink and drainer unit with mixer tap over and cupboards under, integrated electric oven, integrated gas hob and cookerhood with extractor fan over, space and plumbing for a washing machine, space for a fridge freezer, wall mounted central heating boiler, space for a table, double glazed window overlooking the rear garden and sliding double glazed patio doors lead onto the rear patio and garden area.

First Floor Landing

Having doors off to the 2 bedrooms and the refitted shower room, double glazed window to the side, loft access with drop down ladder.

Bedroom 1

13' 5" max x 12' 2" (4.09m max x 3.71m)

Having two double glazed windows to the front, radiator, built in cupboard that provides excellent storage.

Bedroom 2

10' 1" x 7' 4" (3.07m x 2.24m)

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

Refitted Shower Room

Being a refitted shower room having shower cubicle with electric shower, low level flush WC, wash hand basin with cupboard under, wall mounted heated towel rail radiator, extractor fan and frosted double glazed window to the rear.

Outside

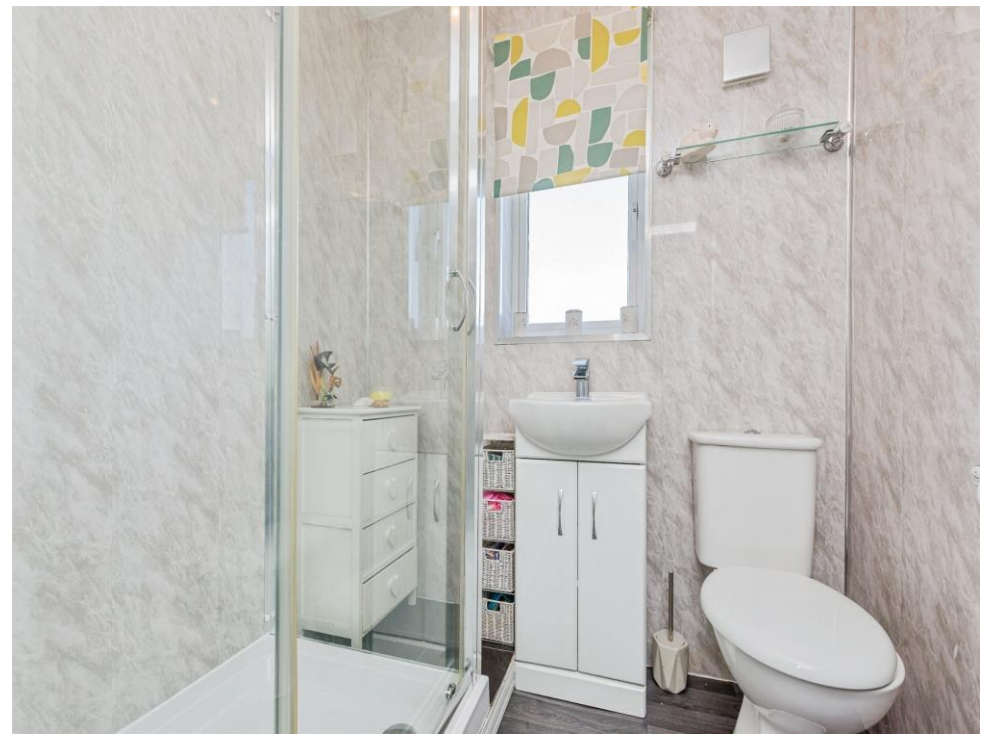
Front

Having a tarmacadam driveway providing double length off road parking, garden area with wrought iron railed front boundary, gated access to the rear garden.

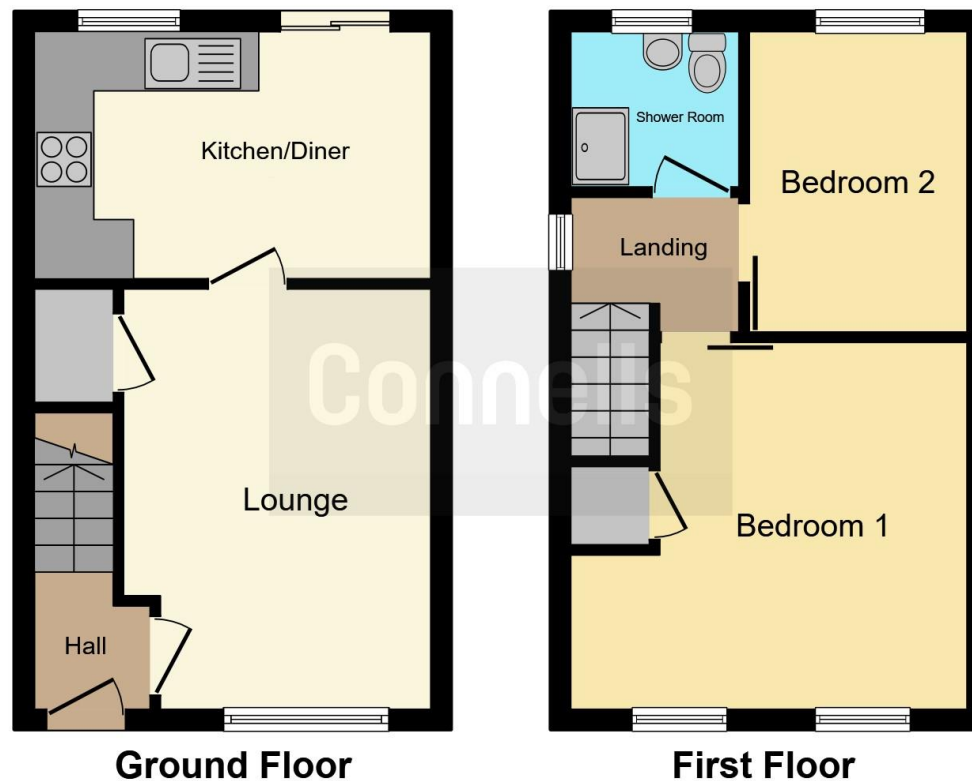
Rear Garden

A good sized rear garden with patio area, garden laid to lawn, fencing to the side and the rear. Space for a shed with concreted in bike stand.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating:
 Awaited

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 75.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: SCO310719 - 0004