



Connells

Oliver Road
Erdington BIRMINGHAM



Property Description

A well presented Victorian two bedroom mid-terraced home, WITH NO UPWARD CHAIN. Located in a popular location, close to main road and rail transport links. With local amenities on the doorstep and being located on a well desired tree lined avenue. The property benefits from having an entrance porch which leads into a family lounge. The family lounge has a feature fireplace and internal doorway leading into a separate sitting/dining room. There is a modern refitted kitchen and a ground floor utility space with guest WC. On the first floor landing there are two double bedrooms and a family bathroom with bath and separate shower cubicle. Outside to the front of the property there is a buffer garden and to the rear there is a good sized rear garden with decking area and garden area. The property benefits from having central heating and double glazing.

Entrance Porch

Having double glazed door giving access into the entrance porch area with single glazed door giving access into the family lounge.

Family Lounge

13' 11" To include the bay x 11' 9" Maximum (4.24m To include the bay x 3.58m Maximum)

Having double glazed walk-in bay window to the front with cupboard to wall housing the electricity meter. Laminate flooring, radiator, TV aerial point, feature fire surround with tiled hearth and space for an electric fire, decorative ceiling rose, coving to ceiling and

internal single glazed door gives access into the dining room.

Dining Room

11' 9" Maximum x 12' 2" (3.58m Maximum x 3.71m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall, door to understairs storage cupboard. Space for a table, laminate flooring. Door gives access to stairs which lead to the first floor landing and doorway gives access into the kitchen.

Kitchen

13' 4" x 6' 6" (4.06m x 1.98m)

Briefly comprising a modern fitted kitchen. Having fitted base units with roll edge work surfaces over, fitted matching wall units. Double glazed window to the side and double glazed door gives access into the rear garden. Stainless steel sink and drainer unit with mixer tap, cupboards under. Integrated gas oven, integrated gas hob and built-in cooker hood with extractor fan over. Space and plumbing for a dishwasher, space for a fridge and freezer, radiator to wall. Door gives access into the utility room and ground floor guest WC.

Utility Space

Having space and plumbing for a washing machine, space and venting for a drier, radiator to wall, laminate effect flooring, double glazed frosted window to the side and door gives access into the guest WC.

Guest WC

Having low level flush WC and double glazed frosted window to the side.

First Floor Landing

Having doors off to the two bedrooms and the family bathroom.

Bedroom One

11' 9" Maximum x 11' 5" (3.58m Maximum x 3.48m)

Having double glazed window to the front, radiator to wall and coving to ceiling.

Bedroom Two

12' Maximum x 12' 4" (3.66m Maximum x 3.76m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall and coving to ceiling. Door gives access into the family bathroom.

Family Bathroom

Having panelled bath, a separate shower cubicle with power shower over, wall mounted wash hand basin with cupboard under, low level flush WC, frosted double glazed window to the rear, tiled effect laminate flooring and door to airing cupboard housing the wall mounted central heating boiler.

Outside Front

Having buffer garden to the front with pathway leading to the front of the property

Rear Garden

Being a good sized rear garden. Having patio area and decking. Having fencing to the sides and rear. Having garden area and gated access to the side passageway.









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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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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