



Connells

**Donibristle Croft
BIRMINGHAM**



Property Description

A well maintained and loved three bedroom mid-town house located in a quiet cul-de-sac location, close to main road and motorway transport links and benefiting from access to local amenities. Having a front garden with access into a large entrance porch with storage cupboard, reception hallway, a good sized breakfasting kitchen and good sized family lounge overlooking the rear garden. On the first floor there are three good sized bedrooms and a refitted shower room and separate WC. The property benefits from having double gates at the rear giving vehicle access for a parking space in the rear garden and having a low maintenance and established rear garden. The property benefits from having central heating and double glazing. VIEWING IS ABSOLUTELY ESSENTIAL. In need of some cosmetic updating.

Entrance Porch

Having double glazed door to the front giving access into the entrance porch. Door to built-in storage cupboard providing excellent storage space and having power and lighting. Door gives access into the entrance hall.

Entrance Hallway

Doors give access into the lounge and dining/kitchen, radiator to wall and stairs lead to the first floor landing.

Family Lounge

18' 11" x 12' 1" plus the door recess (5.77m x 3.68m plus the door recess)

Having double glazed picture window to the rear overlooking the rear garden and double glazed French doors open into the rear garden, radiator to wall, TV aerial point, coving to ceiling, brick-built fire surround, wooden mantle and display stand.

Dining/Kitchen

13' 9" x 9' 2" (4.19m x 2.79m)

Comprising a modern fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, two double glazed windows to the front, stainless steel sink and drainer unit mixer tap over, cupboards under, electric cooker point, built-in cooker hood and extractor fan, space and plumbing for a washing machine, radiator to wall, space for a table and door to understairs pantry/cupboard providing excellent storage.

First Floor Landing

Having doors off to the three bedrooms, the shower room and the separate WC and two built-in storage cupboards, one of which is an airing cupboard housing the hot water tank and the second is an excellent sized storage cupboard.

Bedroom One

12' 4" x 11' 1" maximum (3.76m x 3.38m maximum)

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

Bedroom Two

11' 1" x 9' 3" (3.38m x 2.82m)

Having double glazed window to the front, radiator to wall, built-in wardrobe with hanging shelving.

Bedroom Three

9' 5" x 7' 8" (2.87m x 2.34m)

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

Shower Room

Having shower cubicle with electric shower facility, wall mounted wash hand basin with cupboards under, wall mounted heated towel rail radiator, frosted double glazed window to the front.

Separate WC

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

Outside

Front

Having garden to the front with pathway leading to the front of the property and garden to lawn

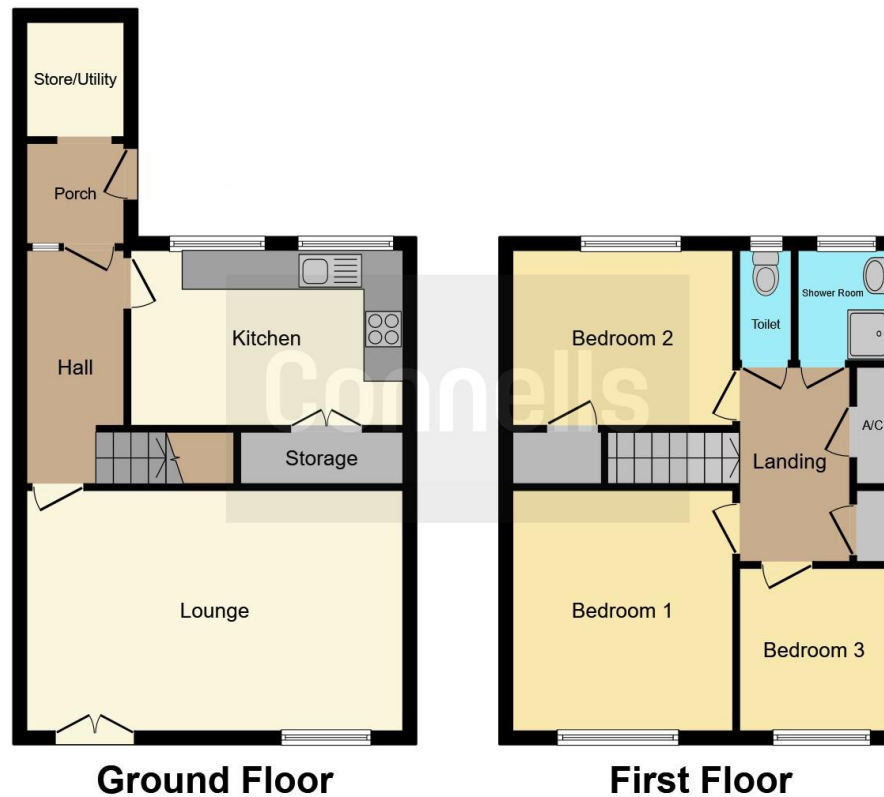
Rear Garden

Having garden to lawn, patio area, planted borders and hedge, double gates to the rear giving access to the off-road parking space and fencing to the perimeter.









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: C Council Tax
 Band: A

Tenure: Freehold

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