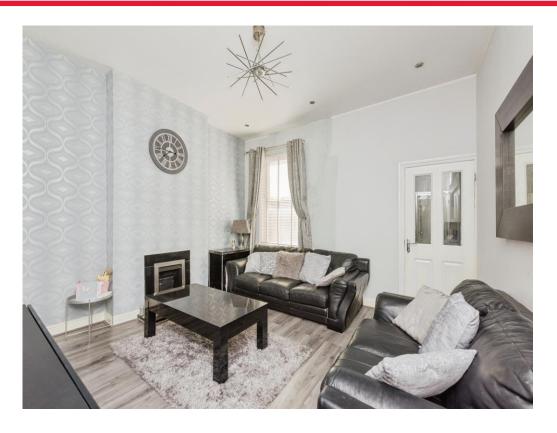


Connells

Frances Road Erdington Birmingham

# Frances Road Erdington Birmingham B23 7LE







## **Property Description**

Connells are pleased to offer this lovingly presented three bedroom family home in a sought after area. With spacious ground floor accommodation offering two sizeable reception rooms plus generous kitchen including a range of built in appliances along with ground floor shower room. The first floor comprises three double bedrooms and a further family bathroom. Outside to the rear is a fully enclosed garden with substantial patio seating area along with artificial lawn and courtyard frontage. Viewing is highly recommended. Accessed via the front door the property comprises:

## **Entrance Hallway**

Having doors off to reception room 1 and reception room 2 and stairs lead to first floor landing.

# **Reception Room 1**

11' 1" x 9' 8" ( 3.38m x 2.95m )

Having large bay window overlooking the front courtyard area and radiator to wall.

#### Reception Room 2 - Lounge Area

13' 4" x 12' 11" ( 4.06m x 3.94m )

Having chimney breast located in the middle of the room with fireplace and electric fire, large window to the rear overlooking the rear garden, radiator to wall, built-in storage cupboard offering excellent storage, door leads to kitchen.

#### Kitchen

18' 2" x 7' 5" ( 5.54m x 2.26m )

Comprising fully integrated appliances with a separate fridge/freezer, space and plumbing for a washing machine, gas oven with four ring gas hob above and extractor hood over, boiler to wall. Door leads to ground floor shower room.

#### **Ground Floor Shower Room**

Comprising a low level flush WC, vanity hand wash basin, walk-in shower and wall mounted towel radiator. Door leads to rear garden.

#### **First Floor Landing**

Having built-in storage cupboard, loft access, radiator to wall and doors lead to Bedrooms 1 .2 and 3.

#### **Bedroom 1**

13' 4" x 11' 11" ( 4.06m x 3.63m )

Having a front facing window, space for freestanding wardrobes and a large double dresser, radiator to wall.

#### Bedroom 2

10' 5" x 10' 3" ( 3.17m x 3.12m )

Having a rear facing window, radiator to wall and space for free-standing wardrobe and dresser.

#### Bedroom 3

10' 6" x 7' 6" ( 3.20m x 2.29m )

Having a rear facing window, radiator to wall and space for free-standing wardrobe.

## **Family Bathroom**

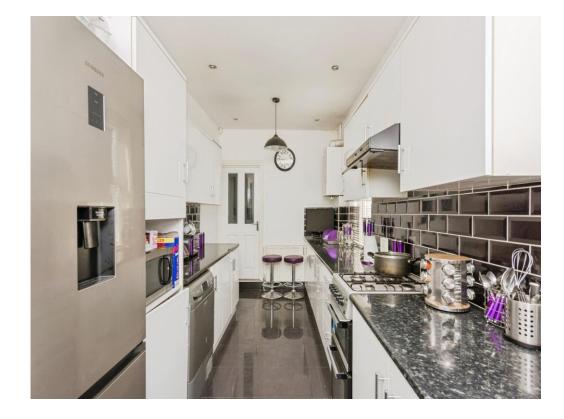
Comprising low level flush WC, hand wash basin, bath with rainfall shower over and frosted window.

### **Outside - Rear Garden**

Having a small astro-turfed lawn and large patio area

#### **Outside - Front**

Having a large courtyard area to the front of the property.

















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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

To view this property please contact Connells on

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EPC Rating: D Council Tax Band: B

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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