



**Connells**

Blackrock Road  
Birmingham





## Property Description

A spacious four bedroom end town house located in a popular location close to main road transport links and Birmingham City Centre. Having entrance hall, family lounge, separate dining room and a fitted kitchen with a breakfast area. On the first floor landing there are four good sized bedrooms and family bathroom and the home benefits from a ground floor guest WC. There are gardens to the front and sides and the home benefits from central heating and double glazing. OFFERED WITH NO CHAIN, the home requires some cosmetic updating.

### Entrance Hall

Having double glazed door to the front giving access into the hallway, double glazed window, radiator to wall, decorative dado railing, laminate floor, storage cupboard, doors to guest WC, lounge, dining room and kitchen.

### Guest WC

Having low level flush WC, frosted double glazed window to the front, wash hand basin, built-in over the WC and splash back tiling

### Lounge

16' 1" x 10' 1" ( 4.90m x 3.07m )

Having double glazed window to the side, laminate flooring, two ceiling roses, wall mounted electric fire and decorative ceiling rose.

### Dining Room

10' 8" maximum x 9' 11" ( 3.25m maximum x 3.02m )

Having double glazed window to the front, radiator to wall, coving to ceiling, laminate floor and dado rail.

### Fitted Breakfast Kitchen

13' 3" x 8' 7" ( 4.04m x 2.62m )

Briefly comprising a modern fitted kitchen, having fitted base units with work surfaces over, fitted matching wall units, two double glazed windows to the rear, stainless steel sink and drainer unit with mixer tap over, cupboards under, splash back tiling, integrated double oven, integrated gas hob, built-in cooker hood and extractor fan, space and plumbing for a washing machine, space for a fridge/freezer, radiator to wall, double glazed door to the rear garden, space for a table, floor tiling, and wall mounted central heating boiler.

### First Floor Landing

Having doors off to the four bedrooms and the bathroom.

### Bedroom 1

10' 8" x 10' 1" ( 3.25m x 3.07m )

Having double glazed window to the side, radiator to wall, TV aerial point, coving to ceiling and laminate floor.

## Bedroom 2

13' 1" x 9' 8" ( 3.99m x 2.95m )

Having double glazed window to the front, radiator to wall and laminate floor.

## Bedroom 3

9' 9" x 9' 7" ( 2.97m x 2.92m )

Having double glazed window to the side, radiator to wall two built-in wardrobes and laminate floor.

## Bedroom 4

11' 2" x 6' 8" ( 3.40m x 2.03m )

Having double glazed window to the side, radiator to wall and laminate floor.

## Family Bathroom

Comprising a three piece bathroom suite having panelled bath with electric shower over, low level flush WC, vanity wash hand basin with cupboard under, frosted double glazed window, extractor fan, wall mounted heated towel radiator and wall tiling.

## Outside

The property benefits from having gardens to the front and to the side with garden laid to lawn. There is a private and enclosed side garden that has gated access to the front, patio area and hedge to the rear. There is an outside storage cupboard that provides storage space and has lighting.



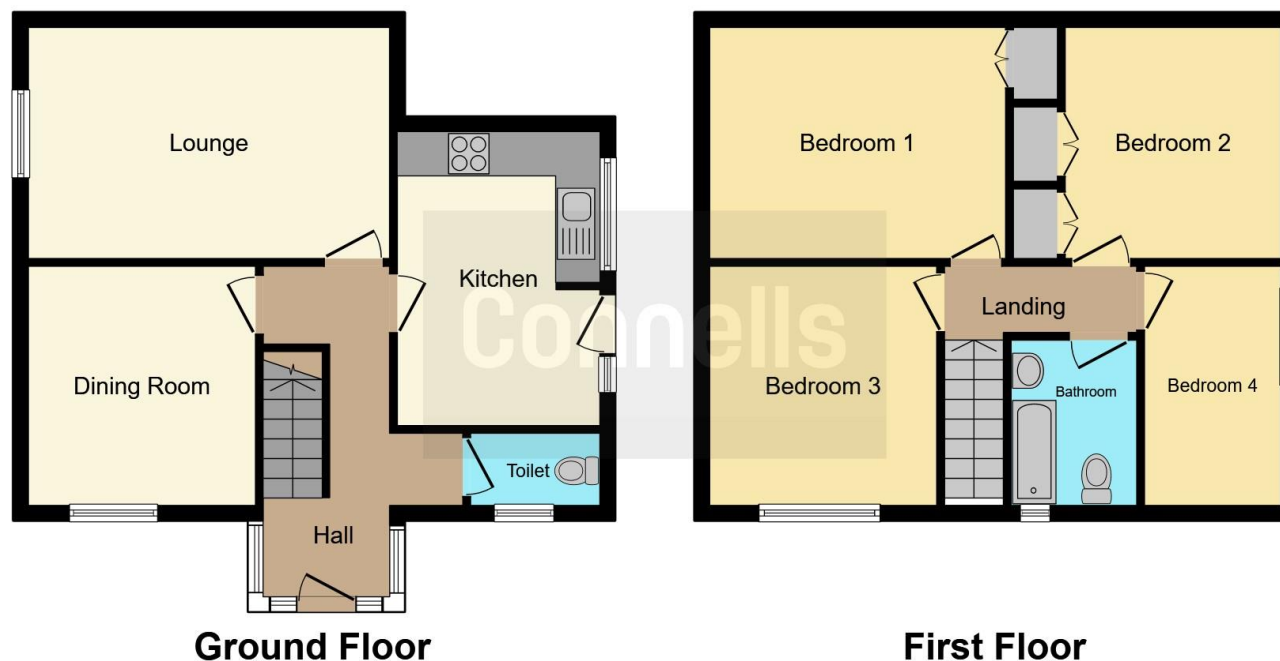












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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