



Connells

Short Heath Road
Erdington Birmingham



Property Description

A well presented two double bedroom Victorian end terraced home located in a popular location close to main road and rail transport links and local amenities. The property has the benefit of having hard standing area to the front, an entrance porch opening into a family lounge, off the family lounge there is a separate sitting/dining room with access into an open plan breakfast/dining kitchen with a breakfast room area and a kitchen area. On the first floor landing there are two double bedrooms, the main bedroom has ample built-in wardrobes, there is a refitted first floor family bathroom with free-standing bath and separate shower cubicle. The property is in good order and has an excellent sized rear garden. IDEAL FIRST TIME BUYER OR INVESTMENT BUY.

Entrance Porch

Having single glazed door to the porch area with single glazed window giving access into the porch, internal double glazed door gives access into the family lounge.

Family Lounge

11' 4" maximum x 11' 2" plus the bay (3.45m maximum x 3.40m plus the bay)

Having double glazed walk-in bay window to the front, radiator to wall, TV aerial point, wall mounted electric fire, cupboard to wall housing the gas meter and separate cupboard housing the electricity meter, decorative ceiling rose, laminate flooring and decorative coving to ceiling, internal door gives into the dining room.

Dining Room

11' 3" maximum x 12' 1" plus the walkway (3.43m maximum x 3.68m plus the walkway)

Having double glazed window to the rear overlooking the rear garden, feature fireplace, radiator to wall, TV aerial point, laminate flooring, door with stairs leading to the first floor landing, door to useful understairs storage cupboard providing ample storage, coving to ceiling and internal door gives access into the kitchen.

Breakfasting Kitchen Area

13' 4" x 6' 8" (4.06m x 2.03m)

Having laminate floor, double glazed window to the side, radiator to wall and open access to the kitchen area

Kitchen Area

13' 6" x 6' 5" (4.11m x 1.96m)

Briefly comprising a modern fitted kitchen having fitted base units with work surfaces over and fitted matching wall units, one and a half bowl stainless steel sink and drainer unit with mixer tap over, decorative splash back tiling. Having integrated five ring gas hob, built-in cooker hood and extractor fan, integrated oven and grill, space and plumbing for a washing machine, space for a dishwasher and venting for a drier, double glazed door gives access into the rear garden and being a good sized kitchen.

First Floor Landing

Doors give access to the two bedrooms and the family bathroom.

Bedroom 1

11' 4" maximum x 11' 2" (3.45m maximum x 3.40m)

Having double glazed window to the front and radiator to wall, two built-in double wardrobes and built-in single wardrobe, coving to ceiling and door gives access into a storage area.

Bedroom 2

12' 1" x 8' 6" maximum (3.68m x 2.59m maximum)

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

Family Bathroom

Comprising a refitted family bathroom suite, having panelled bath with taps over, shower cubicle with shower facility, frosted double glazed window to the rear, pedestal wash hand basin, part tiling to walls, cupboard to wall housing the wall mounted central heating boiler and wall mounted towel rail radiator

Outside

Front

Having pathway leading to the front of the property and hard standing area.

Rear Garden

Being an excellent sized rear garden, having a shed to the rear, fencing to the sides, patio area and gated access to the front.









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: D Council Tax
 Band: D

Tenure: Freehold

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