



Connells

Farndon Way
Birmingham



Property Description

A lovingly presented three bedroom detached property situated towards the end of a quiet cul-de-sac in a fantastic family location. Within popular commuter routes to Birmingham City Centre, under two miles to local train station In a much sought after school catchment area for both primary and secondary schools, this property is ideal for family living. Downstairs features a generous living room space, leading through into an open plan kitchen/dining room with full integrated kitchen appliances including dishwasher and fridge/freezer. Off the kitchen features and downstairs guest WC and great sized garage area to the side of the property. The rear garden comprises both patio and laid to lawn areas with fencing around perimeter. Upstairs features three good sized bedrooms and modern family bathroom with boarded loft area with access via a drop down ladder. VIEWING IS HIGHLY RECOMMENDED AT THIS FANTASTIC FAMILY HOME.

Entrance Hallway

A PVC front door gives access into a small entrance hall with access to the first floor landing and door leads to lounge.

Lounge

15' 1" x 12' 9" (4.60m x 3.89m)

Having a large front facing window overlooking the driveway and radiator to wall. Door leads to kitchen/dining area

Kitchen/Diner

15' 11" x 10' 7" (4.85m x 3.23m)

Kitchen Area:

An integrated kitchen and breakfast bar comprising a four-ring gas hob with electric oven and filter hood over, integrated dishwasher, integrated fridge/freezer. Door leads to guest WC.

Dining Area:

Space for a dining table with doors leading to the rear garden and radiator to wall

Guest WC

Briefly comprising low level flush WC, wash hand basin and extractor fan

First Floor Landing

Having built-in storage cupboard offering excellent storage housing a Baxi boiler, frosted side facing window. Door leads to bedroom 1

Bedroom 1

14' 1" x 8' 9" (4.29m x 2.67m)

A front facing bedroom overlooking the driveway, having radiator to wall and space for a free-standing wardrobe.

Bedroom 2

11' 2" x 9' 5" (3.40m x 2.87m)

A rear facing bedroom overlooking the rear garden and having radiator to wall

Bedroom 3

9' 11" x 7' 1" (3.02m x 2.16m)

A front facing bedroom overlooking the driveway and having radiator to wall.

Family Bathroom

Features a corner shower cubicle, low level flush WC, hand wash basin, frosted rear facing windows.

Outside

Front

Double driveway with ample off-road parking

Rear Garden

Having two access points from the front of the property on either side, mostly garden laid to lawn with a small patio area.

Garage

18' 1" x 8' 1" (5.51m x 2.46m)

Having power and plumbing and electric up and over roller door.









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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