



Connells

South Road  
Hockley Birmingham



### Property Description

A WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY WITH MUCH IMPROVED AND SPACIOUS ACCOMMODATION COMPRISING; good size entrance hallway, downstairs WC, two reception rooms, kitchen, three double bedrooms and family bathroom with bath and separate shower. The property further benefits from a driveway providing off road parking, a large enclosed split level rear garden, gas central heating and double glazing. Freehold. Excellent opportunity.

### Approach

The property is approached via low maintenance front garden with access to front entrance door and side access.

### Wetroom

Wetroom to the ground floors offers a fully tiled room, showering fitting, low level W.C, wash hand basin and a double glazed window to the side.

### Lounge

The lounge measures approx 4.1m x 3.6m. With a double glazed bay window to the front, laminated flooring and gas central heated rad.

### Dining Room

The dining room measures approx 3.9m x

3.6m. With french doors opening up to the rear garden, laminated flooring and gas central heated radiator.

### Kitchen

The kitchen measures approx 3m x 2.6m. A fitted kitchen with a range of wall and base units with inset ss sink drainer, work surfaces over, electric fitted oven with gas hob, wall mounted gas boiler, tiled splashback and door leading to side lean to.

### Landing

With stairs rising from hallway, built in storage access and doors leading to the bedrooms.

### Bedroom One

The room measures 4m x 3,6m approx. With double glazed window to the rear, gas central heated radiator and with carpet flooring.

### Bedroom Two

The room measures approx 4.2m x 3.6m. With a double glazed bay window to the front, gas central heated radiator and carpet flooring.

### Bedroom Three

The room measures 3.6m x 3m approx. With a double glazed window to the front, gas central heated rad and carpet flooring.

## Bathroom

A fitted bathroom suite with bath with shower fitted, low level W.C, wash hand basin, fully tiled and a double glazed window to the rear.

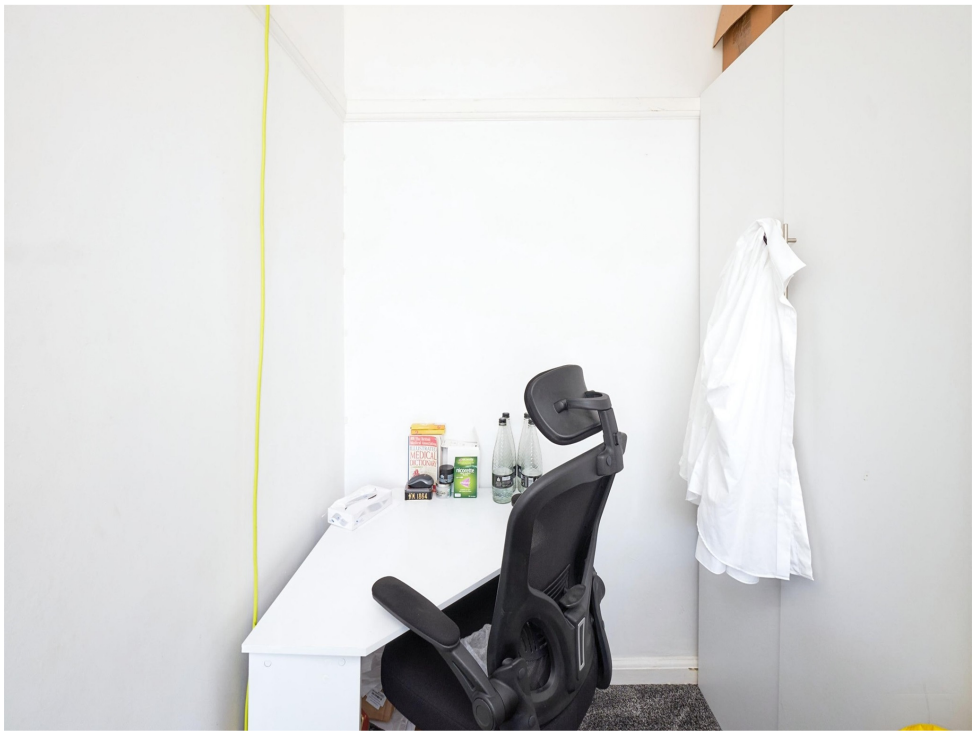
## Rear Garden

A low maintain

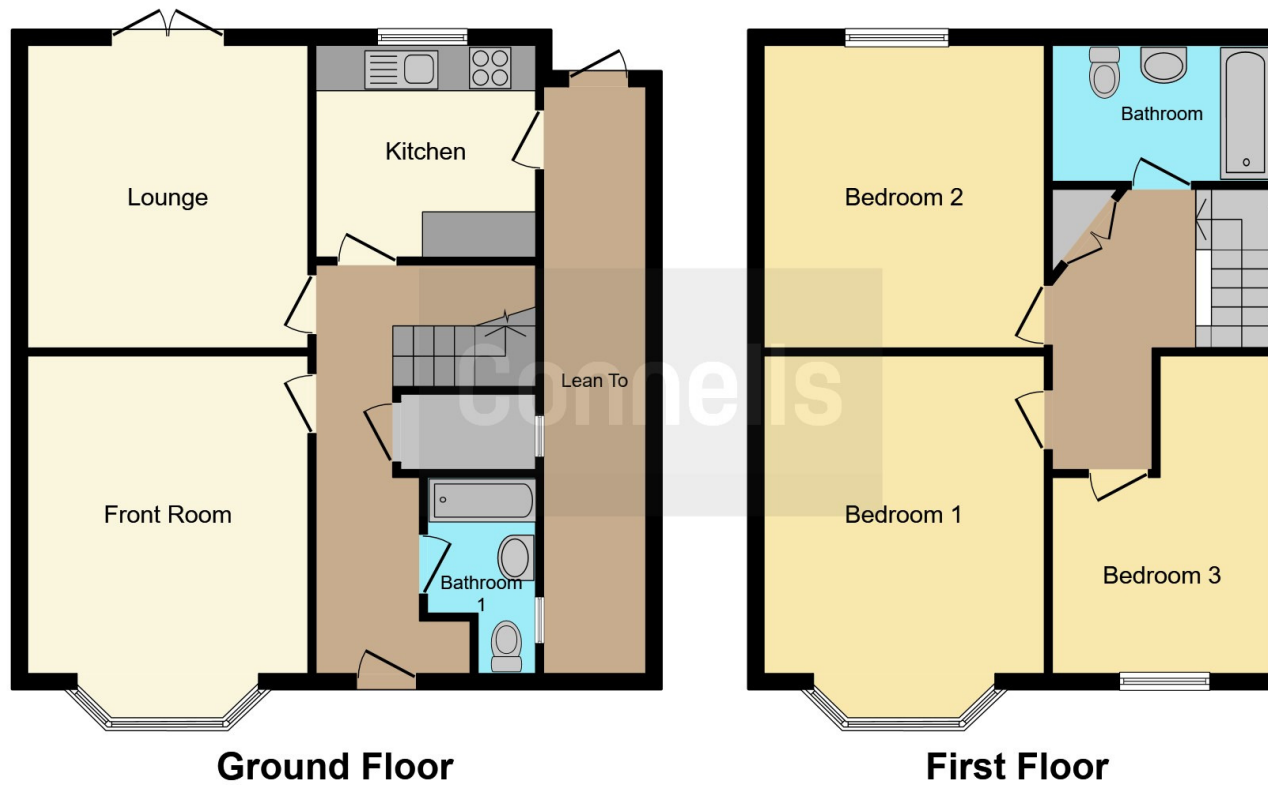
## Rear Garden

A low maintenance rear garden split into two separate sections. The upper section is fully slabbed and separated by a secure iron gate and also benefits from side access.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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