

for sale

offers in the region of **£375,000** Freehold



## Spring Road Edgbaston Birmingham B15 2HA

**BEAUTIFULLY PRESENTED PROPERTY WITH OUTBUILDING** - A well presented & modernised property that's a **MUST VIEW!** Offering spacious living comprising lounge, hallway, d/stairs wc, bathroom, breakfast kitchen, two bedrooms, landscaped garden with detached outbuilding.



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# Property Details

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Off road parking with a pathway, various plants and shrubs leading to double glazed front door.

## Entrance Hall

Having a glass banister, understairs storage and engineered wood flooring.

## Ground Floor W.C

Low level w.c, vanity wash hand basin and radiator.

## Lounge

Having engineered wood flooring, double glazed bi fold doors opening into rear garden, double glazed window and vertical radiator.

## Kitchen

A beautifully presented fitted kitchen with a range of wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point with cooker hood above, engineered wood flooring, partly tiled, radiator and double glazed window to the front.

## Landing

Stairs elevating from ground floor with a modern glass banister, boarded loft space with ladder, carpet flooring and doors off to:

## Bedroom One

Having double glazed window with fitted blinds, carpet flooring and radiator.

## Bedroom Two

Two double glazed windows with fitted blinds, carpet flooring and radiator.

## Shower Room

Hi spec shower room suite comprising of stand up shower cubicle, vanity wash hand basin with mirror, low level w.c, tiled, heated towel rail, boiler housed, tiled flooring and double glazed window.

## Rear Garden

Bi fold double glazed doors opening into a beautiful rear garden having a decking patio area with rear gated entrance.

Steps leading down into the outbuilding with various plants and shrubs.

## Outbuilding

Currently being used as an office with electric and wi-fi access, which is also fully networked up to the house so ethernet is also available.





To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** C

Property Ref: DIG110999 - 0004

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