



**Connells**

Arden Road  
Saltley Birmingham





### Property Description

A SPACIOUS WELL PRESENTED THREE BEDROOM HOUSE - Having two reception rooms, converted one reception room into ground floor the bedroom, ground floor w/c, kitchen, three bedrooms on first floor, front and rear gardens. Ideal for first time buyers.

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### Property Details

Off street parking with fence and path leading to front door.

### Entrance Hall

Having laminate flooring and doors off to:

### Ground Floor W.C

Low level w.c and wash hand basin.

### Lounge

11' 1" x 11' 5" ( 3.38m x 3.48m )  
Having laminate flooring, radiator and access to rear garden.

### Downstairs Bedroom

8' 5" x 12' 5" ( 2.57m x 3.78m )  
Having a double glazed bay window, carpet flooring and radiator.

### Kitchen

13' 7" x 6' 5" ( 4.14m x 1.96m )  
Kitchen comprising of wall and base units to include work surfaces over, sink and drainer, cooker point with cooker hood overhead, partly tiled and double glazed window.

### First Floor Landing

Having a radiator, laminate flooring and doors off to:

### Bedroom One

10' 9" x 12' 6" ( 3.28m x 3.81m )  
Having a double glazed bay window, laminate flooring and radiator.

### Bedroom Two

11' 2" max x 8' 8" max ( 3.40m max x 2.64m max )  
Having a double glazed window, carpet flooring, storage and radiator.

### Bedroom Three

9' 9" x 6' 5" ( 2.97m x 1.96m )  
Having a double glazed window, carpet flooring and radiator.

### Bathroom

Bathroom suite with corner bath with shower overhead, wash hand basin, low level w.c, tiled, large heated towel rail radiator and double glazed window.

### Rear Garden

Patio area, shed, various plants and shrubs with rear access.







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**

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Tenure: Freehold



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