

**A TWO BEDROOM TERRACE HOME WITH MOST
APPEALING LAYOUT IN POPULAR LOCATION**



**1 FRANCES ROAD
COTTERIDGE
BIRMINGHAM
B30 3DU**

- Excellent location convenient to Cotteridge and Kings Norton Station
- Reception hall and delightful lounge
- Spacious fitted kitchen / diner
- Two double bedrooms and first floor bathroom
- Private enclosed courtyard rear garden

Offers around £239,000

A delightful two bedroom terrace home in ever popular Cotteridge close to all local amenities, good transport links into the City and beyond. The house benefits from being wider than average and incorporates a reception hall with stairs to the first floor landing which give the home additional space, compared with most terraced homes in the area. Most walls in this property are painted white, which makes all areas light and bright.

THE ACCOMMODATION COMPRISES

APPROACH shallow walled fore garden with double glazed entrance door opening to;

BRIGHT RECEPTION HALL with light beige carpet in hallway and on stairs, with spindled balustrade, leading off to the first floor with, radiator and doors to the lounge, kitchen and store cupboard under the stairs.



DELIGHTFUL LOUNGE 11'11" (into bay) x 9' 0" A charming bright room with double glazed square bay window to front, with decorative glass above, light beige carpet continuing into this room, fixed venetian shutters, radiator and a beautiful period wrought iron fireplace, with pine surround, in keeping with the tradition of this home.



SPACIOUS MODERN FITTED KITCHEN 16'0" x 12' 5" Double glazed window to the rear, fitted with a range of light wall, drawer and base units with complimentary wood effect work surfaces over, single drainer stainless steel sink with mixer tap, electric oven, 4 ring gas hob, stainless steel splashback and chimney extractor, spotlighting, peninsular unit with space and plumbing for washing machine, ample appliance and storage space with a double glazed back door giving additional natural light and opening to the rear garden.



FIRST FLOOR

Staircase with balustrade leads to:-

LARGE BRIGHT LANDING with double glazed window to the rear, radiator and loft access with a pulldown ladder and all rooms leading off :-

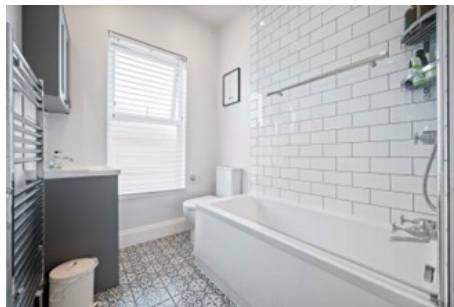


BEDROOM ONE 11' 11" x 9' 11" two double glazed windows with venetian blinds to front, radiator, traditional style wrought iron bedroom fireplace and white fitted wardrobes, with light beige carpet continuing into this room, making the space light and bright.

BEDROOM TWO 12' 5" x 9' 10" double glazed window with venetian blind, looking out to the rear garden, with light beige carpet in this room and radiator, ample room for a double wardrobe.



CONTEMPORARY BATHROOM obscure double glazed window with venetian blind, three piece white suite comprising vanity basin on unit, bath with integrated thermostatic mixer shower with fixed head and handled shower, white tiles on shower wall, shower screen and close coupled WC, chrome effect towel heater, modern tiled white, black and grey patterned flooring and inset spotlighting.



OUTSIDE

PRIVATE REAR GARDEN Courtyard style garden with beautiful flower borders, paved with sandstone slabs, blue slate surrounding and fencing to boundaries. A lovely area to relax, with ample space to entertain.



GENERAL INFORMATION

TENURE We are informed the property is Freehold.

EPC Rating **D 60**

Council Tax **Band A (Birmingham)**

VIEWING By prior appointment with
Oakton Estates on 0121 459 9641

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.