

Ellesmere Road, Birmingham







# **Property Description**

A three bedroom mid-terrace situated in the heart of the community of B8 Birmingham.

Boasting three reception rooms, a downstairs family bathroom and a large rear garden.

Sat in a superb location near local shops and amenities- great for the school catchments in the area.

Locality is key for this property as it has great public transport links and offers an easy commute into Birmingham City Centre.

# **Entrance Hallway**

Double glazed door to front elevation, central heating radiator, stairs to first floor accommodation, laminate and tiled flooring.

## Lounge

14' 5" into bay x 10' 5" into chimney recess ( 4.39m into bay x 3.17m into chimney recess )

Double glazed bay window to front elevation, central heating radiator, laminate flooring and gas fire.

## **Dining Room**

11' 1" x 9' 10" into bay ( 3.38m x 3.00m into bay ) Double glazed bay window to side elevation, central heating radiator, laminate flooring and access to cellar.

## **Reception Room**

13' 2" x 10' 9" into chimney recess (  $4.01\mbox{m}$  x  $3.28\mbox{m}$  into chimney recess )

Double glazed window to rear elevation, central heating radiator, laminate flooring and gas fire.

## Kitchen

11' 10" x 7' 11" ( 3.61m x 2.41m )

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and plumbing for washing machine, tiled flooring, tiling to splash prone areas and cooker hood.

# Landing

Carpet and stairs leading to loft room.

#### **Bedroom One**

12' 2" x 14' into chimney recess (  $3.71 \text{m} \times 4.27 \text{m}$  into chimney recess )

Double glazed window to front elevation, central heating radiator, carpet and gas fire.

## **Bedroom Two**

13' 2" x 8' 4" into chimney recess (  $4.01\mbox{m}$  x  $2.54\mbox{m}$  into chimney recess )

Double glazed window to rear elevation, central heating radiator and carpet.

## **Bedroom Three**

11' 10" max x 8' 1" ( 3.61m max x 2.46m ) Double glazed window to rear elevation, central heating radiator and carpet.

#### Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, shower, extractor, central heating radiator and fully tiled walls.

# **Loft Space**

17' 1" floor height x 11'  $\,$  min ( 5.21m floor height x 3.35m min )

Double glazed velux window to rear elevation, carpet and eaves storage.

#### Rear Garden

Paved patio and laid to lawn.





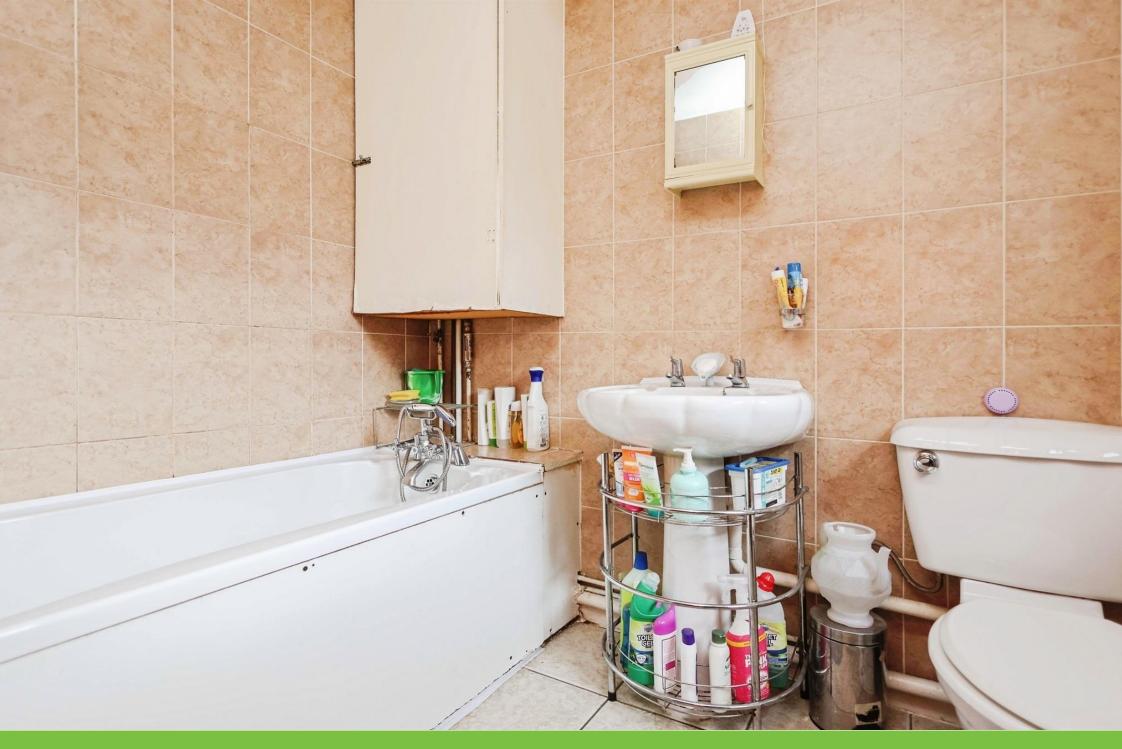












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