



Monastery Drive, Erdington BIRMINGHAM

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## Property Description

A beautifully presented four bedroom, three storey family home in a quiet residential estate that offers fantastic living space in a modern setting. This fantastic family home would be a great property for a growing family that wants to move in and enjoy the space on offer. With stunning presentation throughout, four well presented and spacious bedrooms, private driveway, rear garden and many more fantastic features!

## Approach

Driveway with space for one car and small frontage.

## Entrance Hall

Composite door to front aspect, central heating radiator and stairs to the first floor.

## Cloakroom

WC, hand wash basin, fully tiled, extractor fan, fuse box and heated towel rail.

## Lounge

18' 3" x 10' 6" ( 5.56m x 3.20m )

Double glazed bay window to front aspect, solid wood block flooring, central heating radiator, TV point and under-stairs cupboard.

## Kitchen / Diner

10' x 13' 6" ( 3.05m x 4.11m )

Double glazed window to rear aspect, a range of wall and base units with work surfaces over, stainless steel sink and drainer, electric oven, gas hob and extractor hood, space for a fridge/freezer, cupboard housing the central heating boiler and tiled floor.

## Landing

Double glazed window to front aspect, central heating radiator and laminate flooring.

## Bedroom Two

13' 7" x 8' 6" ( 4.14m x 2.59m )

Double glazed window to rear aspect, central heating radiator and laminate flooring.

## Bedroom Three

6' 8" x 10' 10" ( 2.03m x 3.30m )

Double glazed window to front aspect, central heating radiator and laminate flooring.

## Bathroom

Bath, WC, hand wash basin, half tiled, extractor fan and central heating radiator.

## Second Floor Landing

Loft access and doored storage cupboard.

## Bedroom One

10' 6" into recess x 17' 4" max ( 3.20m into recess x 5.28m max )

Two double glazed windows to front aspect and central heating radiator.

## En Suite

Shower cubicle, WC, hand wash basin, tiled floor, extractor fan and central heating radiator.

## Bedroom Four

9' 4" x 5' 10" ( 2.84m x 1.78m )

Double glazed window to rear aspect and central heating radiator.

## Garden

Lawned garden with patio.



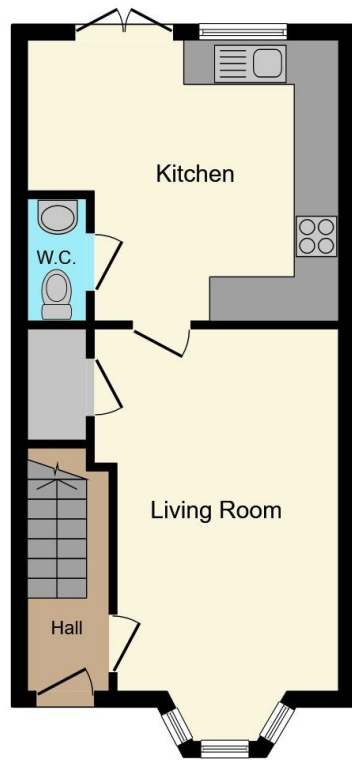




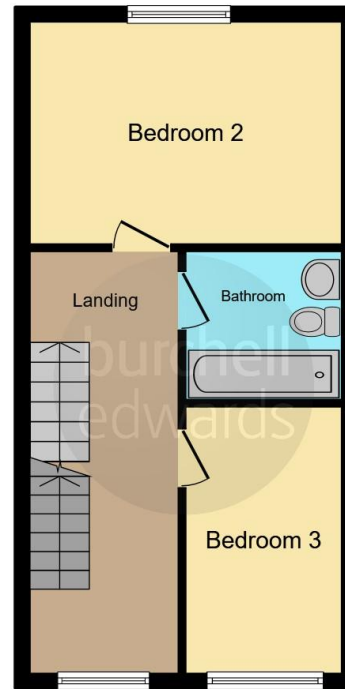




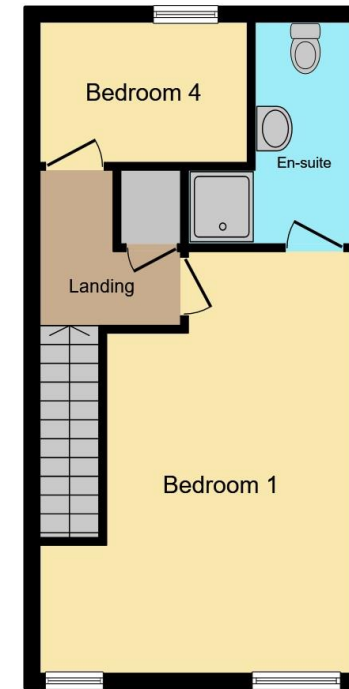




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: C**

**Tenure: Freehold**

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**Property Ref: ERD205861 - 0005**