



Mansel Road  
Birmingham





## Property Description

Step inside this lovely property boasting two roomy reception areas, a recently updated kitchen, three generously proportioned bedrooms, an upstairs bathroom, a sizable backyard, and convenient off-street parking. To truly grasp the size and quality of this home, we highly recommend an internal viewing.

## Entrance Hallway

Central heating radiator, storage and laminate flooring.

## Lounge

12' 4" plus bay x 12' (3.76m plus bay x 3.66m)  
Double glazed bay window to front elevation, carpet, electric fire and central heating radiator.

## Dining Room

14' max x 12' 7" (4.27m max x 3.84m)  
Double glazed door to rear elevation, carpet, electric fire and central heating radiator.

## Kitchen

9' 5" x 18' 6" (2.87m x 5.64m)  
Double glazed door and window to side elevation, double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for washing machine, dishwasher and fridge freezer, integrated oven and gas hob, extractor, laminate flooring and tiling to splash prone areas.

## Landing

Double glazed window to side elevation, carpet and loft access.

## Bedroom One

17' 8" x 12' 3" (5.38m x 3.73m)  
Double glazed window to front elevation, carpet and central heating radiator.

## Bedroom Two

12' 5" x 14' 7" (3.78m x 4.45m)  
Double glazed window to rear elevation, carpet, central heating radiator and built in wardrobes.

## Bedroom Three

9' 1" x 11' 6" (2.77m x 3.51m)  
Double glazed window to rear elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, electric shower over bath, full height tiling and vinyl flooring.

## Loft Space

Boarded with lighting.

## Rear Garden

Laid to lawn, patio area, gated access to side, outside socket, outside tap and fencing to all boundaries.

## Front Garden

Block paved driveway providing off road parking.









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: D**

Tenure: Freehold

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