



Feltham Close, Birmingham





## Property Description

This is a fantastic THREE BEDROOM SEMI in a sought after location OFF ROAD PARKING & GARAGE Perfect for a first time buyer or upsizer! CALL US TODAY 0121 742 1725

## Front Garden

Tarmac driveway providing off road parking for one vehicle, laid to lawn, pathway and access to rear garden.

## Entrance Porch

7' 6" x 4' 10" ( 2.29m x 1.47m )

Double glazed windows to front and side elevations, door to front elevation, window to rear elevation, tiled flooring and door into:

## Entrance Hallway

9' 9" x 5' 6" ( 2.97m x 1.68m )

Storage cupboard, central heating radiator and stairs to first floor accommodation.

## Dining Room Area

10' x 7' approximate ( 3.05m x 2.13m approximate )

Window to side elevation, cntral heating radiator and serving hatch.

## Lounge Area

15' 5" x 10' 6" ( 4.70m x 3.20m )

Double glazed sliding patio doors to rear elevation, central heating radiator, wall mounted gas fire and wooden feature panelling.

## Kitchen

8' 11" x 6' 6" ( 2.72m x 1.98m )

Double glazed window to rear elevation, window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, extractor hood, tiled flooring, tiling to walls, space and pulbming for washing machine.

## Conservatory

12' 11" x 9' 8" ( 3.94m x 2.95m )

Double glazed sliding doors to rear elevation, double glazed windows to side and rear elevations and tiling to floor.

## Landing

Single glazed window to side elevation, storage cupboard and loft access via hatch.

## Bedroom One

13' 6" x 10' 2" ( 4.11m x 3.10m )

Double glazed window with secondary glazing to rear elevation, central heating radiator, fitted storage units.

## Bedroom Two

11' 9" x 8' 8" ( 3.58m x 2.64m )

Double glazed window with secondary glazing to front elevation and central heating radiator.

## Bedroom Three

10' 3" x 7' ( 3.12m x 2.13m )

Double glazed window with secondary glazing to rear elevation and central heating radiator.

## Bathroom

8' 8" x 6' 11" ( 2.64m x 2.11m )

Double glazed window to front elevation, W.C, wash hand basin, panelled bath with shower over, central heating radiator, tiling to splash prone areas and storage cupboard housing hot water tank.

## Garage

Up and over door to front elevation.

## Rear Garden

Block paved patio area, side access to frontage, laid to lawn, paved pathway, timber storage shed and fencing to all boundaries.













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**EPC Rating: C**

**Tenure: Freehold**

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**Property Ref: SHL210504 - 0004**