



Canal Court, Birmingham





## Property Description

Welcome to Canal Court, known for its local amenities and exceptional transport links to Birmingham and Solihull making this property the perfect place to call home!

Viewing comes highly recommended to appreciate the exceptional make up of the property and exactly what is on offer.

This family home has been meticulously maintained and the ground floor features a cozy reception room leading off the entrance hall to a fitted kitchen with integrated appliances and diner that looks out to the rear of the property. The ground floor also benefits from a conveniently placed Guest WC.

The first floor includes two double bedrooms and a family bathroom while the second floor boasts an impressive master bedroom with en suite, and additional single bedroom.

The rear of the property presents a private garden with outbuilding at the bottom of the garden while the front of the property is afforded two allocated parking spaces.

## Lounge

16' 4" plus bay x 11' 3" ( 4.98m plus bay x 3.43m )  
Double glazed window to front elevation.

## Kitchen

14' 3" max x 8' 4" plus recess ( 4.34m max x 2.54m plus recess )  
Double glazed window to rear elevation, French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob and oven, washing machine, fridge freezer, spotlights and central heating boiler.

## Bedroom One

15' 5" x 14' 3" ( 4.70m x 4.34m )

Double glazed window to front elevation and central heating radiator.

## En-Suite

Double glazed obscure window to rear elevation, W.C, wash hand basin, double shower, heated towel rail and spotlights.

## Bedroom Two

7' 5" x 7' 5" ( 2.26m x 2.26m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

8' 6" x 10' 2" ( 2.59m x 3.10m )

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

## Bedroom Four

11' 3" x 8' 6" ( 3.43m x 2.59m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed obscure window to rear elevation, bath, W.C, wash hand basin, heated towel rail, spotlights and extractor.

## W.C

W.C, wash hand basin and heated towel rail.

## Parking

Two allocated parking spaces.

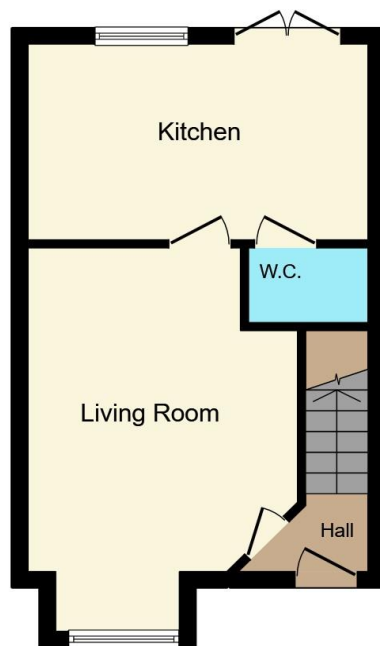




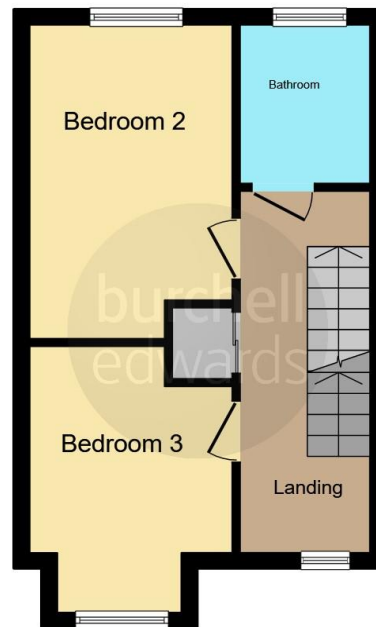




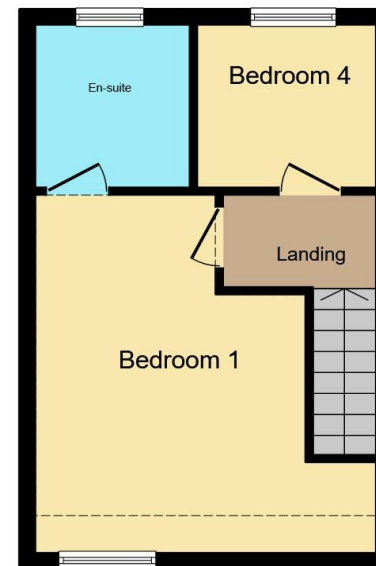




**Ground Floor**



**First Floor**



**Second Floor**

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: C**

**Tenure: Leasehold**

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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**Property Ref: SHI208152 - 0007**