

Fox Crescent Fernley Road Birmingham









# **Property Description**

Welcome to this two-bedroom terraced property tucked nicely away in the vibrant area of Sparkbook, Birmingham - not far from the Stratford Road which is well known for its many shops, restaurants and community.

This charming property comprises of two private reception rooms of similar proportion with bay window to front reception room, kitchen with wall and base units, utility area that also provides access to the rear garden and family bathroom featuring bath with mixer shower, W.B and W.C.

Upstairs in this family home you will find two large double bedrooms that are naturally adorned with light - illuminating both spaces.

The rear garden is slabbed and elevated at the rear which also provides convenient access to an ally that serves the eleven houses in fox crescent while the front of the property features a decent sized front yard which is slabbed and provides a nice space for entertaining friends, family and neighbours.

## **Entrance Hallway**

Door to front elevation and under stairs storage.

### Lounge

13' 3" into bay  $\times$  11' 10" into recess ( 4.04m into bay  $\times$  3.61m into recess )

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

### **Reception Room**

11' 9" into recess x 11' 4" (  $3.58\,\mathrm{m}$  into recess x  $3.45\,\mathrm{m}$  )

Double glazed window to rear elevation, central heating radiator and capped fire place.

### Kitchen

10' 6"  $\max$  x 5' 6"  $\max$  ( 3.20m  $\max$  x 1.68m  $\max$  ) Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas

cooker, space for appliances.

## **Utility Room**

6' 3" x 2' 8" ( 1.91m x 0.81m )

Door to garden and central heating boiler housed.

#### **Bedroom One**

.11' 4" max x 12' 2" into recess ( 3.45m max x 3.71m into recess )

Double glazed window to front elevation and central heating radiator.

#### **Bedroom Two**

11' 6" max x 12' 2" into recess ( 3.51m max x 3.71m into recess )

Double glazed window to rear elevation, central heating radiator and loft access via hatch.

#### **Bathroom**

Double glazed obscure window to side elevation, W.C, wash hand basin, bath, shower and central heating radiator.

#### Rear Garden

Slabbed garden with gated rear access.

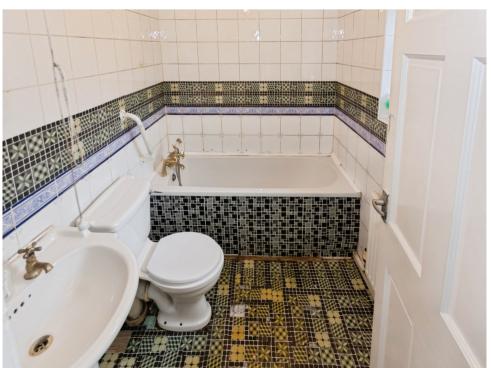
















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