



# **Property Description**

A fantastic opportunity to purchase this well-cared for three-bedroom semi-detached property, offered with no upward chain, ideally located just a short walk from Robin Hood Island. Perfectly positioned for families and commuters alike, the home benefits from excellent access to local shops, restaurants, and superb transport links to Birmingham City Centre, Shirley, and Solihull.

The ground floor offers generous living space, featuring bright and airy through reception rooms, ideal for both relaxation and entertaining. The fitted kitchen, a charming conservatory, perfect for enjoying the garden views year-round. Additional ground floor benefits include a utility room and downstairs WC.

Upstairs, the property boasts three well-proportioned bedrooms and a family shower room.

Externally, the home enjoys front and rear gardens with scope to personalise, as well as off-road parking potential.

A wonderful opportunity in a sought-after locationearly viewing is highly recommended!

#### **Guest W.C**

Double glazed obscure window to rear elevation and W.C.

### Lounge

12' 3" plus bay x 11' 5" into recess ( 3.73m plus bay x 3.48m into recess )
Central heating radiator.

# **Dining Room**

11' 4" x 12' 4" ( 3.45m x 3.76m )

Double glazed doors to conservatory and central heating radiator.

#### Kitchen

13' 11" x 5' 10" ( 4.24m x 1.78m )

Double glazed windows to side and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, double oven, space for appliances, central heating radiator.

# **Utility Room**

5' 8" x 4' 10" ( 1.73m x 1.47m )

Space and plumbing for washing machine, central heating boiler housed.

# Conservatory

16' 9"  $\max x$  12' 9"  $\max (5.11 \text{m} \max x \ 3.89 \text{m} \max)$  Double glazed double doors and windows to rear elevation, double glazed door to side elevation.

# Landing

Double glazed obscure window to side elevation.

## **Bedroom One**

11' 4" into wardrobes x 12' 3" ( 3.45m into wardrobes x 3.73m )

Double glazed window to rear elevation, central heating radiator, loft access, wardrobes with sliding doors.

# **Bedroom Two**

12' 3" x 11' 1" ( 3.73m x 3.38m )

Double glazed window to front elevation and central heating radiator.

### **Bedroom Three**

8' x 6' 6" ( 2.44m x 1.98m )

Double glazed window to front elevation and central heating radiator.

### Bathroom

Double glazed obscure windows to side and rear elevations, W.C, wash hand basin with vanity unit, walk in electric shower and heated towel rail.

### Rear Garden

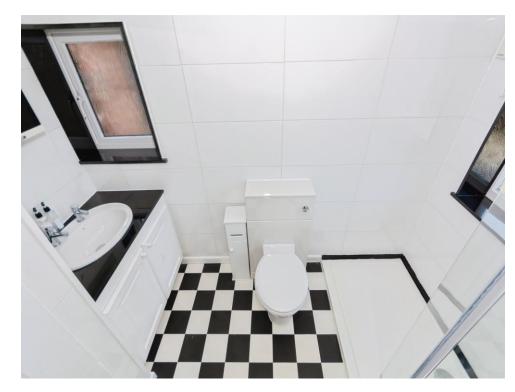
Astro turf, patio area, laid to lawn and fencing to all boundaries.

















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Tenure: Freehold