



Connells

Anderson Road
Birmingham



Property Description

****NO CHAIN**** Connells are proud to present this stunning 4 bedroom period property, with incredibly restored original features throughout. Situated just 1.5 miles from Boldmere High Street and offering a host of local amenities such as popular restaurants, cafes and supermarkets, this property is superbly located. With Erdington Train Station just 0.6 miles away, you have easy access to Birmingham City Centre and other popular locations. As you enter the property, the stunning original tiled flooring is centre of attention, leading through into two great sized living areas and a stunning kitchen/utility space, all having beautifully restored original features. A good sized garden features to the rear, with paved area for your garden furniture, then a well-established lawn with landscaped hedges. A garden house with running electrics sits at the back of the garden, as well as ample storage with the old brick sheds. The first floor of the property has three great sized bedrooms and a characterful family bathroom, all having those original features, but with a splash of modern with the wooden fitted shutters. The top floor of the home offers an impressively spacious bedroom with built in storage, currently used as a cinema room. This property comes with off-road parking. Viewings highly recommended.

Entrance Porchway

The entrance porchway is accessed via a PVC front door.

Entrance Hall

The entrance hall is accessed via a double glazed inner wooden door with windows. The entrance hall features the original floor tiling, two radiators to wall, understairs storage, access to stairs leading to first floor landing, access to the lounge, dining room and kitchen.

Family Lounge

13' 6" x 12' 3" plus the bay (4.11m x 3.73m plus the bay)

This room features a front facing bay window overlooking the driveway, radiator to wall and stained glass wooden entrance door.

Dining Room

13' 2" x 12' 5" (4.01m x 3.78m)

Having a gas fireplace to wall, radiator to wall and French doors leading to the rear garden.

Kitchen

18' 7" x 11' 1" maximum (5.66m x 3.38m maximum)

Comprising integrated appliances, integrated work tops, four ring gas hob, electric oven, filter hood over hob, integrated fridge, integrated dishwasher, space for a free-standing American fridge/freezer, two radiators to wall, double glazed door gives access to the rear garden, access to the ground floor shower room and utility room.

Ground Floor Shower Room

Comprising a corner shower, low level flush WC, wash hand basin and towel warmer radiator to wall and frosted window.

Utility Room

10' 11" x 5' 11" (3.33m x 1.80m)

An archway from the kitchen leads to the utility room, having radiator to wall, space and plumbing for a washing machine, space for a tumble drier and boiler to wall.

First Floor Landing

Having radiator to wall, traditional Victorian carpet with carpet stoppers, doors give access to bedrooms 1, 3, 4 and the family bathroom.

Bedroom 1

18' 10" x 12' 3" maximum plus the bay (5.74m x 3.73m maximum plus the bay)

Having a front facing bay window with modern fitted wooden shutters overlooking the driveway, space for free-standing wardrobes and radiator to wall.

Bedroom 3

13' 3" x 12' 6" (4.04m x 3.81m)

Having a rear facing window with modern fitted wooden shutters, built-in wardrobes, space for free-standing wardrobes and radiator to wall.

Bedroom 4

11' 2" x 8' 4" (3.40m x 2.54m)

Having a rear facing window with modern fitted wooden shutters overlooking the garden and radiator to wall.

Family Bathroom

Comprising a bath, traditional high level flush WC, wash hand basin, radiator to wall and frosted rear facing window.

Second Floor Landing

Door leads to bedroom 2

Bedroom 2

22' 5" x 18' 7" plus the bay (6.83m x 5.66m plus the bay)

Having dual aspect windows facing the front and rear with modern fitted wooden shutters, two radiators to wall and built-in storage cupboard, This room has a reduced ceiling height throughout

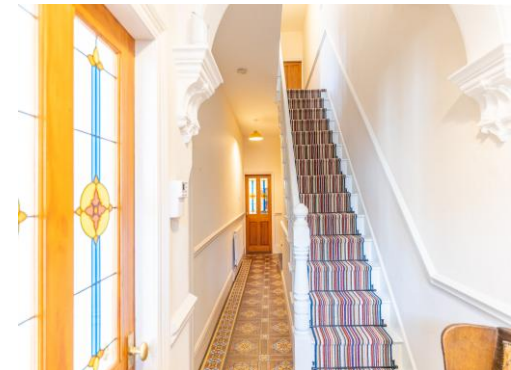
Outside

Front

The property is accessed via a tarmac driveway

Rear Garden

Having a patio area, garden laid to lawn area, landscaped hedging, greenhouse at the rear having power and a brick built shed offering excellent storage.









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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: SCO311380 - 0004