

Connells

Padstow Road
Birmingham

Padstow Road
Birmingham B24 0NG

for sale offers over
£325,000







Property Description

A vastly extended 3 bedroom traditional semi-detached home in a quiet cul-de-sac location. Close to local amenities, main transport links and amenities. Offered with NO CHAIN. Excellent family home. On the ground floor there is an entrance hallway opening into an impressive open plan living kitchen dining room. The refitted kitchen has ample storage, built in appliances and a central island making it a real hub of a family home. There are bi-fold doors looking onto the low maintenance garden. There is a separate sitting room with ceiling lantern and doors to the garden, ground floor shower room and guest WC. On the first floor there are 3 bedrooms and a separate refitted family bathroom. There is a double driveway to the front of the home and to the rear is a low maintenance patio garden with built in BBQ. Additional benefits include gas central heating, ground floor underfloor heating and double glazing. Excellent family home and ready to move in to.

Entrance Hallway

Having door giving access into the entrance hallway, feature wooden panelled painted cladding to wall, stairs to the first floor landing, open access into the open plan living/kitchen/family room, doorway gives access into the family room area, door gives access into a guest WC, utility room and separate sitting/breakfast room.

Family Room Area

21' 7" plus the bay x 9' 6" maximum (6.58m plus the bay x 2.90m maximum)

Having double glazed walk-in bay window to the front, feature fireplace to wall with electric fire facility, underfloor heating, spotlights to ceiling and tiled flooring.

Living/Kitchen/Dining Area

15' 5" to include the bi-folds x 17' 8" to the rear of the cupboards (4.70m to include the bi-folds x 5.38m to the rear of the cupboards)

Briefly comprising an impressive refitted kitchen, having ample storage and having floor to ceiling storage cupboards, having vaulted ceiling and two skylight windows, having central island with quartz work surface over, seating overhang and built-in storage, comprising fitted matching base units with quartz work surfaces over and fitted matching wall units, integrated five ring gas hob with cooker hood, extractor fan over and splash back, integrated microwave, integrated electric oven and built-in warming drawer, integrated dishwasher, integrated fridge and separate freezer, underfloor heating bi-fold doors give access onto the rear garden, spotlights to ceiling and access to the utility room and guest WC.

Sitting/Breakfast Room

11' 9" maximum x 7' 3" (3.58m maximum x 2.21m)

Having double glazed French doors leading onto the rear garden, underfloor heating, ceiling lantern giving lots of light into this room and cupboard to wall housing the wall mounted central heating boiler.

Guest WC

Having low level flush WC, wall mounted wash hand basin with cupboard under and being fully tiled.

Utility Room

An irregular shaped room, having double glazed door giving access to the front, spotlights to ceiling and access to the ground floor shower room.

Ground Floor Shower Room

Having shower cubicle, wall mounted wash hand basin and being fully tiled.

First Floor Landing

Having doors off to the three bedrooms and the bathroom.

Bedroom 1

13' 5" to include the bay x 9' 6" (4.09m to include the bay x 2.90m)

Having double glazed walk-in bay window to the front, built-in double wardrobe and wall mounted designer radiator to wall.

Bedroom 2

12' 4" x 9' 5" (3.76m x 2.87m)

Having double glazed window to the rear, wall to wall wardrobes and radiator to wall.

Bedroom 3

6' 4" x 5' 6" (1.93m x 1.68m)

Having double glazed window to the front and radiator to wall.

Family Bathroom

Being a refitted family bathroom, having panelled with shower over, being a rainfall and hand-held shower facility, wall mounted wash hand basin, wall mounted heated towel rail radiator, extractor fan, spotlights to ceiling, full tiling to wall and double glazed frosted window.

Outside

Front

Having double driveway to the front providing ample off road parking, door to the side giving access into the utility room.

Rear Garden

There is an excellent private garden coming off of the sitting room and the kitchen. This is a low maintenance rear garden and is block paved with raised beds for planting and built-in BBQ.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

















To view this property please contact Connells on

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4/6 High Street
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311754

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