



Connells

Gladstone Road
Erdington Birmingham



Property Description

A well presented three bedroom traditional style family semi detached home, located in a popular location convenient for main road, rail and motorway transport links, convenient access for Birmingham City Centre and gives good access to local amenities. The property sits on a good sized corner plot which provides ample off road parking, a garage and low maintenance gardens. The accommodation is in good order and comprises an entrance porch leading into a reception hallway, family lounge with bay window and separate kitchen/diner to the rear opening into a conservatory. On the first floor landing there are two double bedrooms, a good sized single bedroom and a refitted family bathroom. The home benefits from a ground floor guest WC.

Entrance Porch

Having double glazed door to the front giving access into the porch area with tiled effect flooring, internal double glazed door gives access into the entrance hallway.

Entrance Hallway

Having radiator to wall, laminate flooring, stairs lead to the first floor landing, doors off to the lounge, the dining/kitchen and guest WC.

Guest WC

Having low level flush WC, wall mounted wash hand basin and splash back tiling.

Family Lounge

12' 8" plus the bay x 10' 10" maximum (3.86m plus the bay x 3.30m maximum)

Having double glazed walk-in bay window to the front, laminate flooring, TV aerial point, wall mounted gas fire and being an excellent sized room.

Dining/Kitchen

17' maximum x 11' 11" maximum (5.18m maximum x 3.63m maximum)

Comprising a fitted kitchen, having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden, stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated electric double oven, built-in four ring gas hob with splash back, cooker hood and extractor fan over, space and plumbing for a washing machine, space for a fridge/freezer, laminate flooring, space for a table and lounge area/seating with TV aerial point. Doors give access into the conservatory.

Conservatory

9' 10" x 5' 9" (3.00m x 1.75m)

Being a UPVC double glazed conservatory, having radiator to wall, laminate flooring and double glazed door gives access into the side and rear gardens.

First Floor Landing

Having frosted double glazed window to the side, doors off to the three bedrooms and the family shower room.

Bedroom 1

14' 10" to include the bay x 9' 8" plus the recess (4.52m to include the bay x 2.95m plus the recess)

Having double glazed walk in bay window to the front and radiator to wall.

Bedroom 2

14' 8" maximum x 9' 10" (4.47m maximum x 3.00m)

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

Bedroom 3

9' x 6' 9" (2.74m x 2.06m)

Having double glazed window to the rear, wall mounted central heating boiler and designer radiator to wall.

Family Shower Room

Being a refitted family shower room, having shower cubicle with shower facility over, wash hand basin, low level flush WC, frosted double glazed window to the front, wall mounted heated towel rail radiator, shaver point, extractor fan, spotlights to ceiling, tiled floor and part tiling to walls.

Outside

Front

Having hard standing area to the front providing ample off road parking and giving access to the front door, gated side access into the rear garden. There is an excellent sized driveway to the front and to the side of the property with the provision of a garage.

Garage

Being an excellent sized garage. (un-measured)

Rear Garden

Being a low maintenance rear garden with hard standing patio area and fencing to the perimeter. The property on a good sized corner plot with gardens to the front, side and rear all of which are low maintenance.









Total floor area 89.2 m² (960 sq.ft.) approx

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EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

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