



**Connells**

Shakespeare Road  
Birmingham



## Property Description

A three bedroom modern detached home located on a popular road and in a popular location close to Brookvale Park with the property having easy access to main road, rail and motorway transport links and close to Birmingham City Centre. The property has an entrance door giving access into a family lounge, a separate dining room and a modern fitted kitchen. The garage in the past has been converted and provides an extra ground floor reception room/fourth bedroom if desired. On the first landing there is a bedroom with en-suite shower room, two further bedrooms and a separate family bathroom. There is off-road parking to the front and a good sized rear garden.

## Canopied Entrance Porch

Having double glazed door giving access into the entrance porch with internal door giving access into the lounge.

## Family Lounge

15' 3" plus the bay x 10' 6" ( 4.65m plus the bay x 3.20m )

Having double glazed bay to the front, radiator to wall, feature wooden fire surround with gas fire facility, laminate floor. Door gives access into a separate dining room and doorway gives access to an inner hall with stairs to the first floor landing.

## Dining Room

Having double glazed window to the rear,

decorative dad railing, laminate flooring, radiator to wall and wall mounted central heating boiler and access into the kitchen.

## Kitchen

8' 9" x 8' 3" ( 2.67m x 2.51m )

Comprising a fitted kitchen having fitted base units with work surfaces and fitted matching wall units. Double glazed window to the rear. Sink and drainer unit with mixer tap over, decorative splash back tiling, gas fire point, space and plumbing for a washing machine, space for a fridge/freezer and single glazed door gives access into the rear garden.

## Ground Floor Reception Room

The property benefits from a ground floor reception room (this is un-measured) and has a window to the front. This room was previously a garage and has been converted

## First Floor Landing

Having doors off to the three bedrooms and the family bathroom.

## Bedroom One

10' 6" x 10' 11" ( 3.20m x 3.33m )

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

## Bedroom Two

10' 6" x 10' 7" ( 3.20m x 3.23m )

Having double glazed window to the rear and radiator to wall and door gives access into the

en-suite shower room.

### **En-Suite Shower Room**

Having shower cubicle with rainfall shower and rainfall and hand-held shower over. Low level flush WC, pedestal wash hand basin and frosted double glazed window to the rear.

### **Bedroom Three**

This room has been un-measured. Having double glazed window and radiator to wall.

### **Family Bathroom**

Having panelled bath, wash hand basin, low level flush WC, frosted double glazed window and radiator to wall.

### **Outside Front**

Having driveway providing off-road parking and garden area

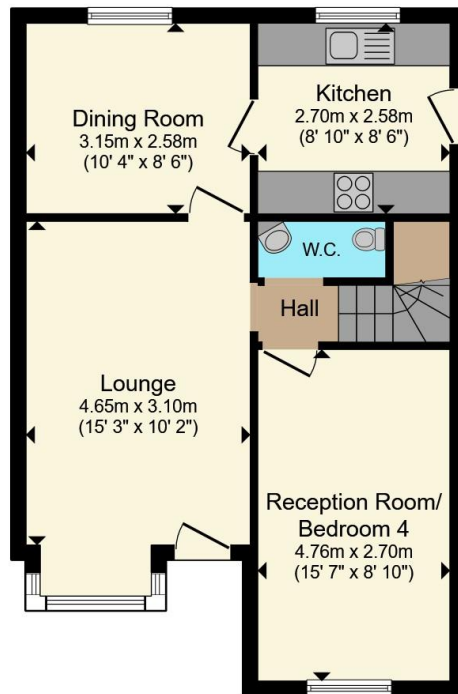
### **Rear Garden**

The canopied entrance porch, having patio area and garden laid to lawn.

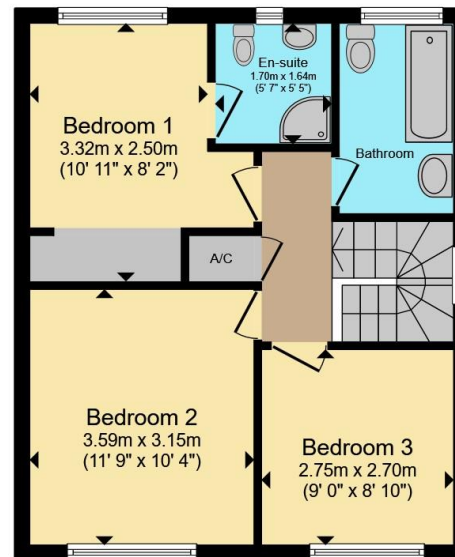








**Ground Floor**



**First Floor**

Total floor area 93.5 m<sup>2</sup> (1,006 sq.ft.) approx

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**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
Sutton Coldfield B72 1XA

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

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