

for sale

offers over **£290,000** Freehold



Menin Road Birmingham B13 0TT

This 3-bed, semi-detached family home, situated on a large corner plot on Menin Road, has been much loved and maintained by the current owner for the last 22 years. It is perfectly located for the catchment of outstanding schools and transport links! In 2024 the property was updated and extended.

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- Energy Rating: D
- Spacious Family Home
- Modern Fitted Kitchen with Family Room
- Three Bedrooms
- Family Bathroom



Property Details

Entrance Hall

Radiator

Lounge 13' 8" x 9' 4" (4.17m x 2.84m)

Double Glazed Bay Window

Radiator

Real flame feature fireplace, although currently capped can be easily reinstated.

Understairs storage

Kitchen/Family Room 17' 3" x 15' 3" (5.26m x 4.65m)

Newly fitted kitchen and family room

The kitchen benefits from an integrated dishwasher and electric oven, a bespoke design and fit that maximises storage, instant hot water tap, 5 ring electric hob, and a further pantry for further storage. Fully double glazed, sliding double patio doors, glazed ceiling, feature electric fire and a cloakroom (this was the old outside toilet so this could be easily reinstated).

Bedroom One 12' 10" x 9' 5" (3.91m x 2.87m)

Double Glazed

Radiator

Bedroom Two 10' 5" x 10' 7" (3.17m x 3.23m)

Double Glazed

Radiator

Bedroom Three 7' 5" x 9' 5" (2.26m x 2.87m)

Double Glazed

Radiator

Landing

Access to a pull-down loft hatch

Bathroom

Double Glazed

Radiator

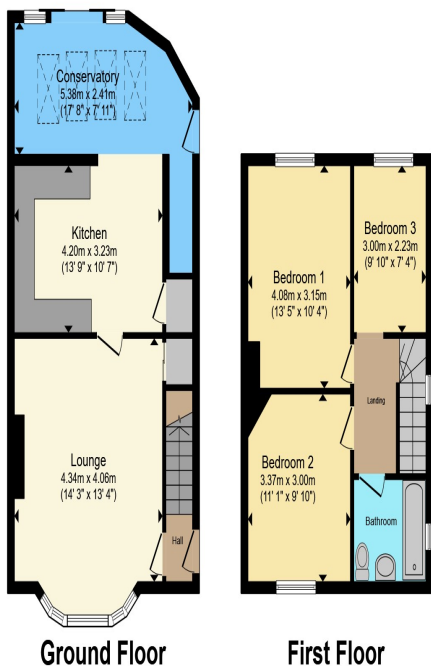
Bath with Shower

Toilet

Basin

Enclosed Front and Rear Garden Drive And Garage





Ground Floor

First Floor

Total floor area 94.1 m² (1,013 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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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Property Ref: KTH310915 - 0010

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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