



**Connells**

Calshot Road  
Birmingham



## Property Description

Set on Calshot Road, this 3 bedroom property is the perfect family home. The property offers a through lounge with sliding doors to the garden. Property also benefits from 3 bedrooms, upstairs bathroom with rear drive.

## Entrance

Laminate flooring, One single radiator, One ceiling light point

## Lounge

24' 5" x 9' 5" ( 7.44m x 2.87m )

Window to front double glazed, laminate flooring, two ceiling light points, through lounge, electric fire

## Kitchen

16' 1" x 8' 8" ( 4.90m x 2.64m )

Window to rear double glazed, One ceiling light point, Fitted kitchen, Tiled floor, Gas hob, Extractor fan

## First Floor Accommodation

### Bedroom One

12' 4" x 9' 4" ( 3.76m x 2.84m )

Window to rear double glazed, One ceiling light point, One double radiator

### Bedroom Two

12' x 9' 8" ( 3.66m x 2.95m )

Window to front double glazed, One double radiator, One ceiling light point

### Bedroom Three

6' 6" x 5' 5" ( 1.98m x 1.65m )

Window to front double glazed, One ceiling light point, One single radiator

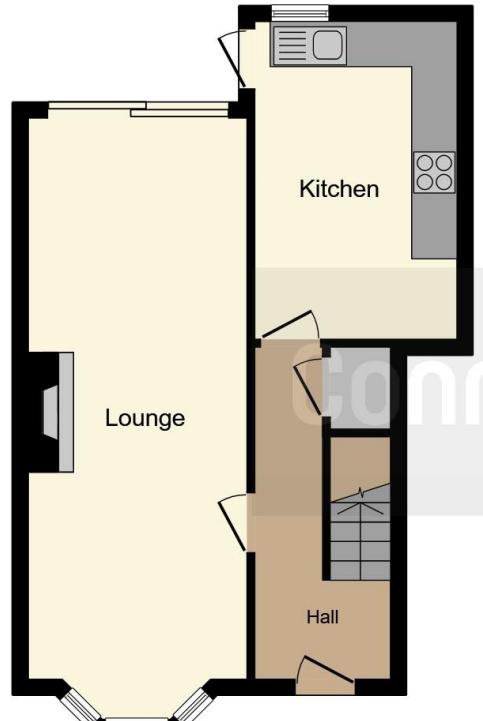
### Bathroom

Window to rear double glazed, Gas shower, Bath, WC, Wash hand basin, Fully tiled, Spotlights, Towel rail

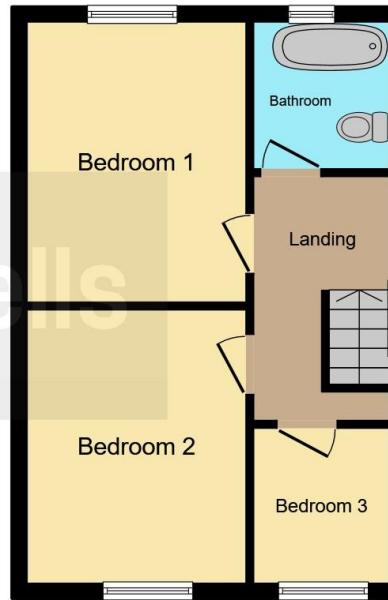








**Ground Floor**



**First Floor**

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EPC Rating: D    Council Tax  
 Band: B

Tenure: Freehold

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