Connells

Monastery Drive
Erdington Birmingham

Monastery Drive
Erdington Birmingham B23 7AX

for sale offers over
£315,000

Property Description

Connells are proud to present this beautiful 5 bedroom family home, set over 3 floors and offering ample family living space. Located in a quiet corner of a newer estate in Birmingham, this property has a quiet, private feel but also has quick access to main road and travel links into Birmingham City Centre. Being just half a mile from Gravelly Hill Train Station and close to multiple bus routes, this property has handy transport links to all over Birmingham. The property itself boasts a spacious open plan lounge diner downstairs, with kitchen and guest WC to the front of the property. 4 spacious bedrooms feature on the first floor, as well as a good sized family bathroom with separate shower cubicle and bathtub. The main feature of the house sits on the top floor, with a fantastic sized main bedroom and en-suite, spanning the full area of the top floor. En-suite featuring modern utilities, ideal for parents or older children wanting their own space. Driveway with garden space available to the front of the property, with potential to develop into sizeable driveway. Viewings highly recommended at this brilliant family home.

Entrance Hallway

The property is accessed via a double glazed front door into the entrance hallway which features lino flooring, radiator to wall and access to the ground floor guest WC, family lounge and kitchen.

Open Plan Lounge/Diner

19' 4" x 15' 6" plus the bay (5.89m x 4.72m plus the bay)

Having rear facing double glazed French doors leading out onto the rear garden, two radiators to wall and a built-in cupboard offering excellent storage space.

Kitchen

10' x 8' 1" (3.05m x 2.46m)

Comprising integrated cupboard space, laminate work surfaces, gas hob, gas oven with filter hood over, space for a fridge/freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, radiator to wall and front facing window overlooking the driveway.

Ground Floor Guest WC

Features a low level flush WC, wash hand basin, radiator to wall and front facing frosted window.

First Floor Landing

Having radiator to wall, built-in cupboard space and doors give access to bedrooms 2, 3, 4 and 5.

Bedroom 2

17' 3" x 8' 5" (5.26m x 2.57m)

Having front facing window overlooking the driveway, space for wardrobes and radiator to wall.

Bedroom 3

15' 6" x 9' 9" maximum (4.72m x 2.97m maximum)

Having rear facing window overlooking the rear garden, space for wardrobes and radiator to wall.

Bedroom 4

10' 5" x 8' 2" maximum (3.17m x 2.49m maximum)

Having front facing window overlooking the driveway, space for wardrobes and radiator to wall.

Bedroom 5

7' x 7' (2.13m x 2.13m)

Having front facing window overlooking the driveway, space for wardrobes and radiator to wall.

Family Bathroom

Comprising a bath, shower cubicle, low level flush WC, wash hand basin and extractor fan.

Second Floor Landing

Giving access to the master bedroom and en-suite

Bedroom 1

20' 4" x 11' 8" (6.20m x 3.56m)

Having dual aspect windows over the front and rear of the property, space for wardrobes, two radiators to wall and door leads to en-suite shower room.

En-Suite Shower Room

Comprising a shower cubicle, low level flush WC, wash hand basin, radiator to wall and skylight window to ceiling.

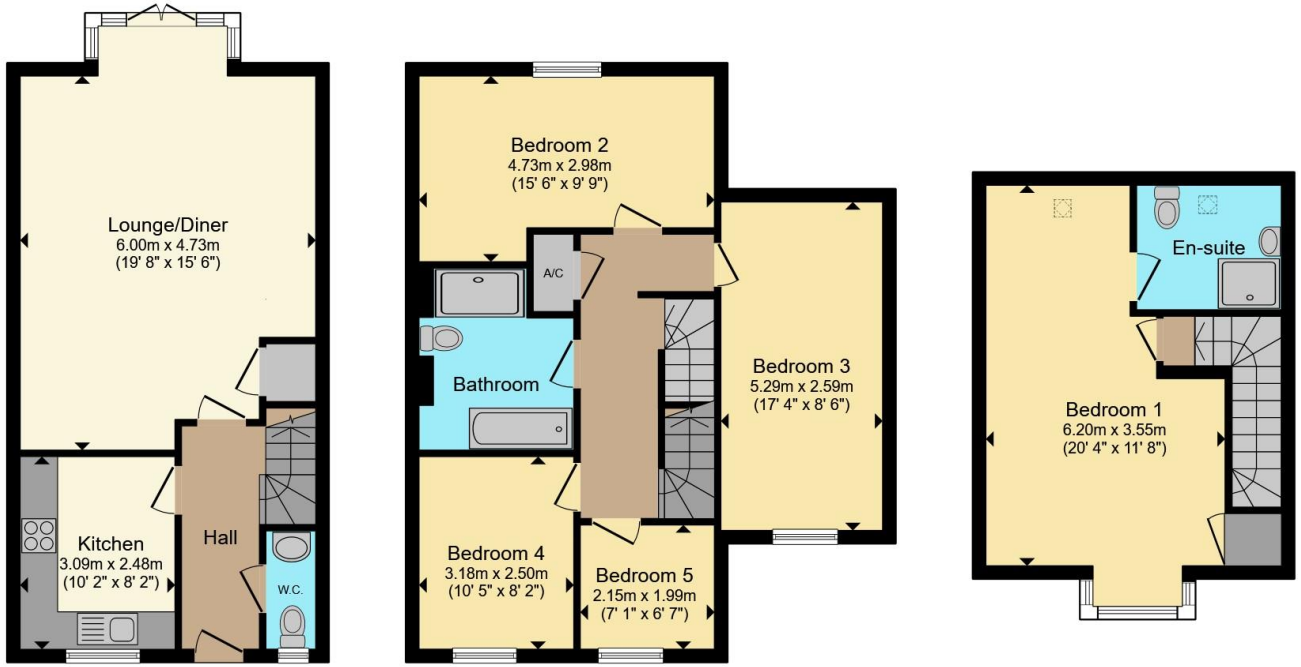
Outside

Front

Having a tarmac driveway offering ample off road parking and garden laid to lawn.

Rear Garden

Having a small patio area, large pebbled area which could be made garden laid to lawn and fencing around perimeter.



Ground Floor **First Floor** **Second Floor**

Total floor area 132.5 m² (1,427 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

Connells

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

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