



Connells

Roddiss Close
Birmingham

Roddis Close Birmingham B23 5XD

for sale offers over
£390,000



Property Description

Connells are proud to present this stunning 4 bedroom, 3 bathroom detached home, in a quiet cul de sac location. With recently refurbished features throughout, this property is in immaculate condition and offers fantastic modern family living. Featuring a good sized family living area with separate dining room, leading through into a generous modern kitchen space and utility area with guest WC. Downstairs also features the 3rd bedroom, uniquely with it's own ensuite, ideal for elderly family members or older children looking for their own privacy. Upstairs offers 3 good sized bedrooms, with the main bedroom also having it's own ensuite and built in wardrobe space. Both bathrooms upstairs have been recently modernised, being freshly tiled and decorated throughout. A great sized back garden, with grassed and patio areas, along with a double driveway to the front also feature. **VIEWINGS HIGHLY RECOMMENDED!**

Entrance Hallway

Having understairs cupboard, radiator to wall and door gives access to bedroom 4 and door gives access to the lounge

Family Lounge

16' 11" x 11' 2" (5.16m x 3.40m)

Having an electric fireplace, radiator to wall, dado rails and coving throughout the room. Archway gives access to the dining room.

Dining Room

10' 2" x 9' 8" (3.10m x 2.95m)

Having bi-fold doors that lead to the rear garden, radiator to wall, a panelled feature wall, dado and coving throughout the room. Door gives access to the kitchen.

Kitchen

10' 10" x 10' 1" (3.30m x 3.07m)

A full integrated kitchen, briefly comprising laminate work surfaces and cupboard space. Space and plumbing for a dishwasher, built-in fridge/freezer, induction hob and electric oven with filter hood over and access into the utility room.

Utility Room

6' 6" x 4' 11" (1.98m x 1.50m)

Having French door giving access to the rear garden, radiator to wall, space and plumbing for a washing machine and space for a tumble drier, sink, integrated cupboard space and door gives access to a guest WC.

Guest WC

Having radiator to wall, low level flush WC, integrated wash hand basin.

Ground Floor - Bedroom 3

13' 2" x 7' 6" (4.01m x 2.29m)

Bedroom 3 is a garage conversion and is front facing, radiator to wall, space for free-standing wardrobes. Door leads to en-suite shower room.

En-Suite Shower Room

Briefly comprising a shower cubicle, low level flush WC and vanity hand wash basin, towel warmer radiator.

First Floor Landing

Having doors leading to bedroom 1

Bedroom 1

14' 11" maximum x 11' 8" (4.55m maximum x 3.56m)

A front facing bedroom, having built-in wardrobes, and additional fitted wardrobes, radiator to wall and door leads to en-suite

En-Suite Shower Room

A fully tiled en-suite shower room with walk-in shower facility, low level flush WC, large vanity hand wash basin and radiator to wall.

Bedroom 2

10' 5" x 9' 8" (3.17m x 2.95m)

A rear facing bedroom, space for a free-standing wardrobe and radiator to wall.

Bedroom 4

7' 10" x 7' 1" (2.39m x 2.16m)

A rear facing bedroom with radiator to wall.

Main Bathroom

A fully tiled family bathroom, briefly comprising a walk-in shower facility, low level flush WC, hand wash basin, radiator to wall and frosted window.

Outside

Front

Block paved driveway to the front of the property offering ample off-road parking.

Rear Garden

A mostly laid to lawn rear garden with patio area to the side and wooden shed to the rear of the garden.

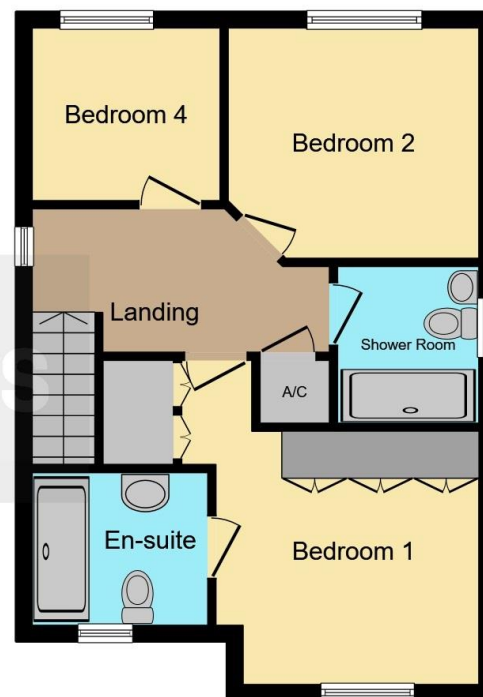








Ground Floor



First Floor

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.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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