



**Connells**

Scotland Lane  
Bartley Green



### Property Description

A stunning three-bedroom family home that is beautifully presented throughout and offers spacious, versatile living accommodation ideal for modern family life.

The property briefly comprises a welcoming entrance hallway, a bright and spacious lounge with dining area, and a delightful conservatory overlooking the rear garden. The modern fitted kitchen offers ample workspace and storage, with plenty of room for appliances and a large fridge freezer, complemented by a stylish breakfast bar area perfect for casual dining.

To the first floor, there is a contemporary fitted family bathroom featuring a vanity sink unit and shower over the bath, along with three excellent-sized bedrooms.

Externally, the property benefits from beautifully maintained front and rear gardens, providing an ideal setting for relaxation and entertaining. The impressive pergola creates the perfect outdoor dining space, making this home ideal for enjoying warmer evenings with family and friends.

This truly is an all-round must-view home offering style, comfort, and fantastic outdoor space

### Approach

Set back behind lawned fore garden.

### Porch

Enclosed porch leading to:

### Entrance Hallway

Ceiling light point, tiled flooring, stairs off.

### Lounge/Dining

Two ceiling light points, two panelled radiators, bay window to front, feature fireplace, picture rail, laminated flooring, french doors leading to conservatory.

### Conservatory

Ceiling light point, laminate flooring, door and windows to garden.

### Fitted Kitchen

Matching wall and base units, sink with drainer and mixer tap, integrated oven, gas hob, extractor, space for fridge freezer, space for washing machine, ceiling spotlights, tiled flooring, door and window to garden.

## Landing

Ceiling light point, loft access, doors off.

## Bedroom One

Ceiling light point, panelled radiator, mirrored wardrobe, window to front.

## Bedroom Two

Ceiling light point, panelled radiator, window to rear.

## Bedroom Three

Ceiling light point, panelled radiator, window to front.

## First Floor Bathroom

Panelled bath with shower over, vanity hand wash basin, low flush w.c, ceiling light point, radiator, window to rear, part tiled.

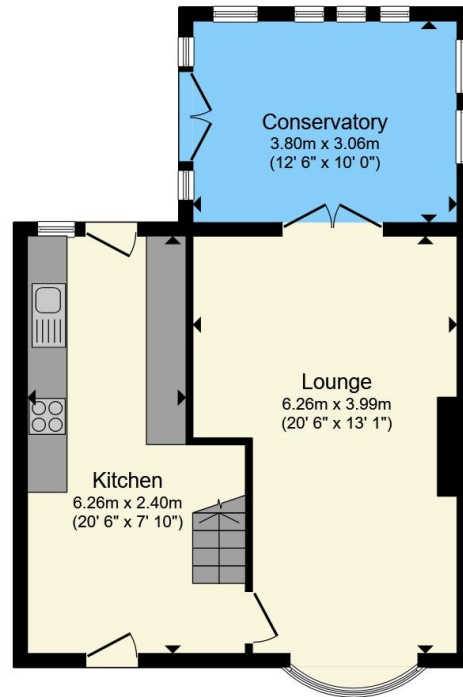
## Garden

Patio area, lawn, timber fence surround.

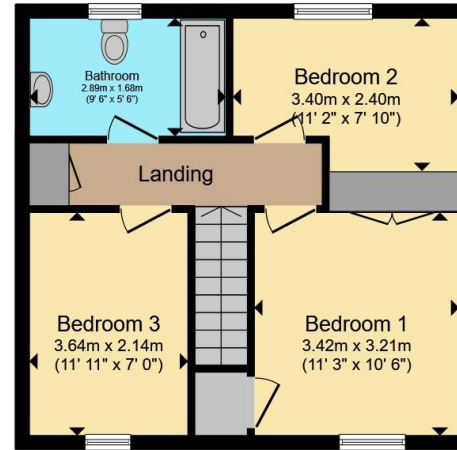








**Ground Floor**



**First Floor**

Total floor area 96.1 m<sup>2</sup> (1,034 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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