



**Connells**

Mildenhall Road  
Birmingham



## Property Description

Situated on the sought-after Mildenhall Road in the B42 area of Birmingham, this beautifully presented three-bedroom semi-detached home offers modern living throughout and is ideal for families or first-time buyers.

The ground floor features a welcoming entrance porch leading into a central hallway, giving access to a spacious lounge with a bay window, perfect for relaxing or entertaining. To the rear, you'll find a stunning, recently fitted modern kitchen/diner complete with integrated appliances, offering a stylish and functional space with direct access to the garden. A convenient downstairs WC adds to the practicality of the home.

Upstairs, the property boasts three well-proportioned bedrooms and a contemporary family bathroom, all arranged off a central landing.

Externally, the property benefits from a driveway to the front providing off-road parking, along with a private rear garden. To the rear, there is also gated access offering additional secure parking - a rare and valuable feature.

Finished to a high standard throughout, this modern and well-maintained home is ready to move into and enjoy.

## Lounge

12' 8" x 10' 8" ( 3.86m x 3.25m )

## Kitchen/Diner

16' 9" x 13' ( 5.11m x 3.96m )

## Bedroom 1

13' 2" x 10' 4" ( 4.01m x 3.15m )

## Bedroom 2

12' 8" x 10' 7" ( 3.86m x 3.23m )

## Bedroom 3

7' 3" x 6' 3" ( 2.21m x 1.91m )

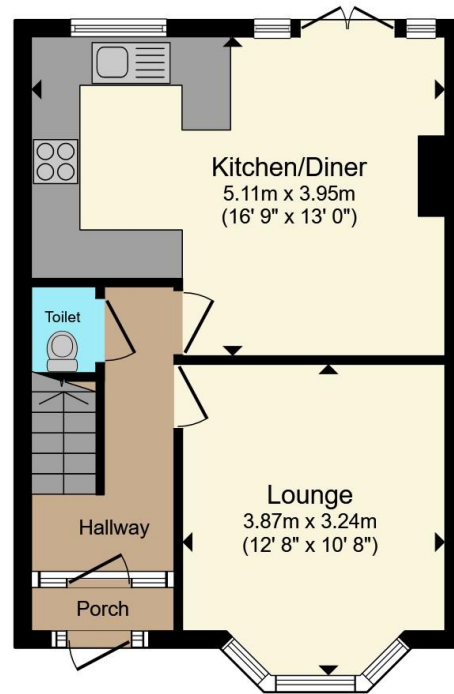
## Bathroom

7' 3" x 6' 8" ( 2.21m x 2.03m )

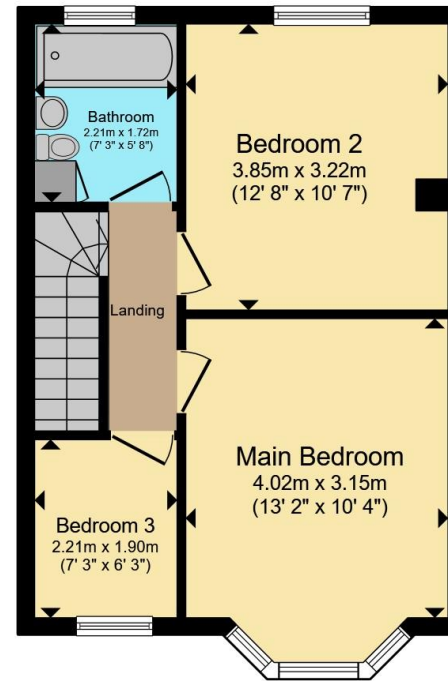








**Ground Floor**



**First Floor**

Total floor area 77.0 m<sup>2</sup> (828 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](http://www.propertybox.io)



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EPC Rating: Council Tax  
Awaited Band: B

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Tenure: Freehold



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