



Connells

Court Lane
Birmingham



Property Description

An immaculately presented tastefully decorated and characterful four bedroom detached family home, built circa 1901, an ideal family home providing good living space and a welcoming atmosphere. Located close to local community parks and main shopping facilities and a short drive away from a hub of activity of Boldmere High Street offering a pavement cafe culture with numerous independent shops and restaurants, close access to public bus transport links and well located for all motorway transport links and main A38. The accommodation comprises an entrance porch opening into a welcoming entrance hall, a good sized lounge to the front with bay window, separate sitting room with patio doors leading into the conservatory, refitted dining/kitchen, inner lobby with access to the rear garden and access to a ground floor shower room. On the first floor there are four bedrooms, a refitted family bathroom and access to a loft space providing excellent storage with potential to convert (subject to planning). There is ample off road parking to the front, low maintenance side and rear gardens and retaining many character features.

Entrance Porch

Having doors giving access into the porch area and having a single glazed window to the side, internal single glazed door gives access into the reception hall.

Reception Hall

Being a characterful reception hall, having stairs leading off to the first floor landing, decorative dado railing, understairs storage unit housing the electricity meter, radiator to wall, tiled flooring and doors give access into the lounge, the separate sitting room and the dining/kitchen.

Lounge

12' 5" maximum x 14' plus the bay (3.78m maximum x 4.27m plus the bay)

Having a double glazed walk-in bay window to the front, decorative picture railing, radiator to wall, wall lighting fitting, cupboard to wall housing the gas meter, laminate flooring, benefiting from having beautiful high ceiling and being an excellent sized family lounge.

Sitting Room

14' 1" x 15' 11" to include the recess (4.29m x 4.85m to include the recess)

Located to the rear of the property and having feature inglenook fireplace, double glazed French doors lead into a conservatory, single glazed windows are either side of the inglenook. radiator to wall and TV aerial point,

Conservatory

9' 2" x 5' (2.79m x 1.52m)

Being a UPVC double glazed conservatory, having tiled flooring and double glazed French doors to the side.

Dining/Kitchen

18' 7" x 9' 11" (5.66m x 3.02m)

Being an excellent sized family dining/kitchen. Having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the rear overlooking the rear garden and single glazed window to the side giving access into the inner lobby/utility area. Sink and drainer unit with mixer tap over, cupboards under and splash back tiling, integrated electric oven, integrated five ring gas hob with cooker hood and extractor fan, space for a dishwasher, radiator to wall, coving to ceiling and space for a dining table,

Inner Lobby/Utility Area

7' x 6' 2" (2.13m x 1.88m)

Having space and plumbing for a washing machine, radiator to wall, butler sink with mixer tap over, double glazed window to the side, splash back tiling, tiled floor, spotlights to ceiling, doors gives access into the side area and the rear garden and door gives access into the ground floor shower room.

Ground Floor Shower Room

Having shower cubicle with electric shower facility over, low level flush WC, wall mounted wash hand basin, tiled flooring, extractor fan and wall mounted central heating boiler.

First Floor Landing

Having doors off to the four bedrooms and the family bathroom, window to the front and doors gives access to the loft space that has stairs leading up to the loft storage area. Please note that this space could be converted into a fifth bedroom (subject to planning).

Bedroom 1

16' to include the bay x 12' 5" (4.88m to include the bay x 3.78m)

Having doubler glazed walk-in bay window to the front, decorative dado railing, laminate flooring, radiator to wall and picture rail.

Bedroom 2

10' x 9' 5" to exclude the walkway (3.05m x 2.87m to exclude the walkway)

Having triple glazed window to the rear, decorative picture railing and laminate flooring.

Bedroom 3

9' 2" x 7' 2" (2.79m x 2.18m)

Having triple glazed window to the side, radiator to wall and laminate flooring.

Bedroom 4

12' 4" x 6' 8" plus the door recess (3.76m x 2.03m plus the door recess)

Having triple glazed window to the side, radiator to wall and laminate flooring.

Family Bathroom

Comprising a bath with electric shower facility over, low level flush WC, radiator to wall, spotlights to ceiling, tiled floor, wash hand basin and frosted double glazed window to the side.

Outside Front

There is a good sized front driveway with parking area. The property has trees and shrubs to the side and to the rear giving it privacy from the road.

Side And Rear Gardens

Being low maintenance side and rear gardens, with garden laid lawn, various plants and shrubs, fencing to the perimeter and patio area.









Total floor area 149.8 m² (1,613 sq.ft.) approx

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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