



Connells

**Tedbury Crescent
Birmingham**



Property Description

A lovingly presented 3 bedroom family home with recently refitted kitchen dining area and modern family living space. Situated in a fantastic family area, being just 0.1 miles to local parks and Primary Schools and just 0.4 miles to local Secondary Schools, this really is the perfect family home. With brilliant main road and motorway links, as well as being 0.7 miles to local train stations, this location just keeps on giving. Inside the property offers a good sized main living area overlooking the tarmac driveway to the front, leading through into a fantastic open plan kitchen living area with modern integrated appliances and space for a family dining table. The kitchen leads through into a downstairs bathroom and opens out onto the well-established garden with functional patio area and decking. Upstairs comprises of 3 great sized bedrooms, with the main bedroom featuring its own unique en-suite. Being recently re-decorated throughout, this property is ready to move into and make your next family home. *VIEWINGS HIGHLY RECOMMENDED AT THIS IMPRESSIVE FAMILY HOME*

Entrance Hallway

A composite door gives access into a entrance hallway in which door gives access to the main family lounge

Family Lounge

13' 11" x 11' 10" maximum plus the bay (4.24m x 3.61m maximum plus the bay)

Having a bay window, radiator to wall, a media wall, built-in storage cupboard to wall. Door gives access to the kitchen.

Kitchen

22' 8" x 9' 7" maximum (6.91m x 2.92m maximum)

A recently refitted kitchen briefly comprising fully integrated cupboards, breakfast bar, integrated fridge/freezer, integrated washing machine, integrated dishwasher, induction hob with electric oven under, filter hood over, boiler, radiator to wall, space for a dining table, door gives access to the rear garden and door gives access to the guest WC.

Ground Floor Bathroom

Features a bath with shower over, built-in cupboard space, low level flush WC, wash hand basin, towel warmer radiator to wall and frosted window

First Floor Landing

Doors leads to bedrooms 1, 2 and 3. Loft access via drop down ladder.

Bedroom 1

12' 10" x 10' 8" maximum (3.91m x 3.25m maximum)

A front facing bedroom having fitted wardrobes and radiator to wall. Door gives access to en-suite

En-Suite Shower Room

Comprising a low level flush WC, shower cubicle with electric shower, wash hand basin and frosted windows.

Bedroom 2

12' 10" x 9' 2" (3.91m x 2.79m)

A rear facing bedroom having space for wardrobes and radiator to wall.

Bedroom 3

9' 7" x 7' 10" (2.92m x 2.39m)

A rear facing bedroom space for wardrobes and radiator to wall.

Outside

Front

Having a tarmac front driveway offering excellent off-road parking.

Rear Garden

Being a large garden with large patio area and decking and fencing around the perimeter.









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



To view this property please contact Connells on

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EPC Rating: Council Tax
 Awaited Band: A

Tenure: Freehold

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