



**Connells**

Cardington Avenue  
Birmingham



## Property Description

Tucked away in a peaceful cul-de-sac on the ever popular Cardington Avenue, this beautifully presented three bedroom semi-detached home offers the perfect blend of character, space and modern family living.

From the moment you arrive, the attractive bay-fronted façade and generous driveway set the tone for what's inside. Step through the door and you'll discover a warm and inviting lounge, complete with a charming feature fireplace, the perfect spot to unwind on cosy evenings.

To the rear, the home truly comes into its own. The extended kitchen flows seamlessly into a stunning conservatory, creating a bright and sociable heart of the home. Whether you're hosting family dinners, entertaining friends or enjoying a relaxed Sunday morning coffee overlooking the garden, this space is designed for modern living. Skylights and expansive glazing flood the area with natural light, enhancing the sense of space throughout.

Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom, thoughtfully finished with contemporary fittings and a fresh, airy feel.

Outside, the landscaped rear garden offers a fantastic mix of decking and lawn, ideal for summer BBQs, alfresco dining or simply enjoying the sunshine in a private setting. The decked seating area provides an excellent entertaining space, while the lawn is perfect

for children or pets to play.

### Lounge

11' 4" x 10' 6" ( 3.45m x 3.20m )

### Kitchen

16' 5" x 13' 1" ( 5.00m x 3.99m )

### Conservatory

15' x 9' 10" ( 4.57m x 3.00m )

### Bedroom 1

11' 3" x 10' 4" ( 3.43m x 3.15m )

### Bedroom 2

11' 10" x 10' 7" ( 3.61m x 3.23m )

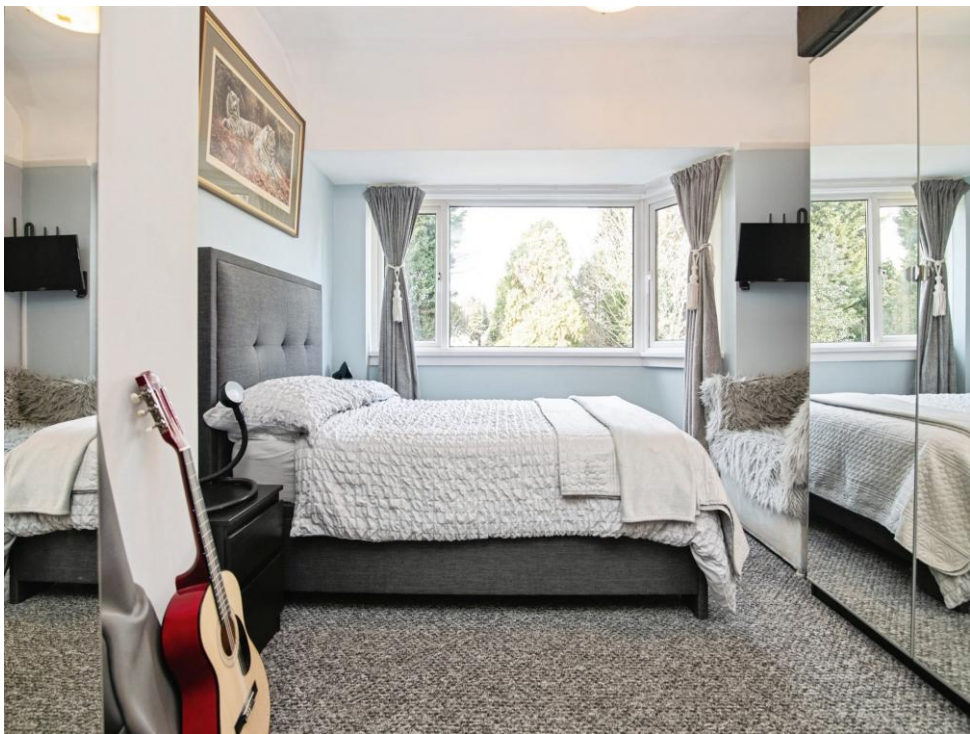
### Bedrooms 3

5' 8" x 4' ( 1.73m x 1.22m )

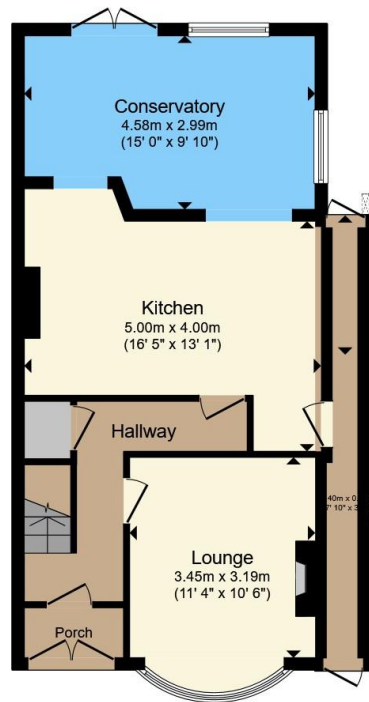
### Bathroom

13' 1" x 5' 3" ( 3.99m x 1.60m )

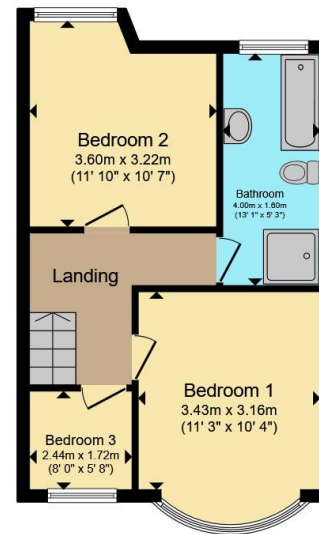








**Ground Floor**



**First Floor**

Total floor area 101.8 m<sup>2</sup> (1,096 sq.ft.) approx

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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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