



Connells

Anstey Fields
Erdington Birmingham



Property Description

A well presented three double bedroom double fronted detached home. Located at the end of a quiet cul-de-sac. Being on an excellent sized plot with gardens to front, side and rear. The property has potential for further expansion (subject to planning). Having good-sized driveway and single garage. The accommodation comprises an entrance hallway with guest WC. There is a dual aspect family lounge with solid wood flooring and an impressive, fitted dining/kitchen with space for a dining table. On the first floor landing there is a master bedroom with en-suite shower room and separate family bathroom there are further two double bedrooms. The property benefits from central heating and double glazing and is in good order.

Entrance Hall

Having composite door to the front giving access into the entrance hall. Having solid wood flooring, radiator to wall, stairs off to first floor landing, internal doors to the lounge, the dining/kitchen and the guest WC. Door off to useful understairs storage cupboard providing excellent storage.

Guest WC

Having low level flush WC, pedestal wash hand basin, tiling, frosted double glazed window to the front, solid wood flooring and radiator to wall.

Family Lounge

15' 11" plus the door recess x 10' 2" (4.85m plus the door recess x 3.10m)

Being a dual aspect room, having double glazed window to the front and double glazed French doors opening into the rear garden, radiator to wall, telephone point, TV aerial point and solid wood flooring.

Dining/Kitchen

15' 11" x 10' 8" (4.85m x 3.25m)

Being a fantastic sized double aspect dining/kitchen. Having fitted base units with roll edge work surfaces over and fitted matching wall units, double glazed windows to the front and to the side. One and a half bowl stainless steel sink and drainer unit with mixer tap over and cupboards under, integrated double electric oven, cupboards over and under, integrated electric hob with built-in cooker hood and extractor fan, glass splash back, space and plumbing for a washing machine and integrated dishwasher, integrated fridge and freezer, space for a dining table and double glazed French doors to the side opening into the rear garden.

First Floor Landing

Having doors off to the 3 bedrooms and the family bathroom.

Bedroom 1

11' 6" plus the recess x 10' 4" (3.51m plus the recess x 3.15m)

Having double glazed to the rear overlooking the rear garden, radiator to wall, door to en-suite shower room

En-Suite Shower Room

Having shower cubicle, pedestal wash hand basin, low level flush WC, full tiling to walls, spotlights to ceiling, radiator to wall, shaver point and double glazed frosted window to the front and extractor fan.

Bedroom 2

10' 10" x 8' 10" (3.30m x 2.69m)

Having double glazed window to the side and rear, solid wood flooring and radiator to wall.

Bedroom 3

10' 9" x 6' 9" (3.28m x 2.06m)

Having double glazed window to the side, radiator to wall and solid wood flooring.

Family Bathroom

Briefly comprising a three-piece bathroom suite having panelled bath with mixer tap over, low level flush WC, pedestal wash hand basin, radiator to wall, full tiling to walls and floor, frosted double glazed window to the front.

Outside

Front

Having pathway leading to the front of the property with garden laid to lawn and driveway providing off-road parking with access to a single garage. There is gated access to the rear and side of the property.

Side Gardens

Being an excellent sized side garden with fencing to the perimeter, garden laid to lawn, planted border and patio area.

Rear Garden

Having garden laid to lawn and fencing to the side and rear. The property is located on a good sized plot.

Driveway

There is ample driveway in front of the garage providing off-road parking for up to 3 average sized cars.

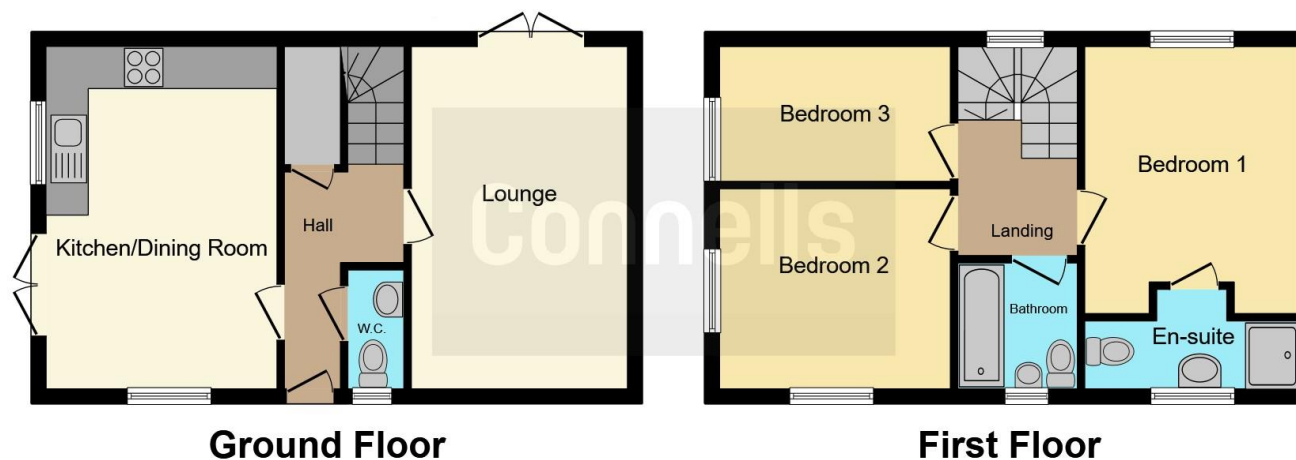
Garage

There is a single garage with up and over door.









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EPC Rating: Awaited
 Council Tax Band: D

Tenure: Freehold

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