





Property Description

The property is approached via a front driveway providing secure off-road parking.

Upon entering through the welcoming hallway, the ground floor features a bright and expansive layout designed for modern family life. The generous lounge/reception rooms provide the ideal environment for relaxation and entertainment. Toward the rear, the fitted kitchen and dining area, giving seamless access to a utility space and a convenient guest W.C.

Upstairs, the first floor layout opens to four well-proportioned bedrooms filled with natural light, offering versatile layouts for bedrooms, nurseries, or hybrid working spaces. The master bedroom serves as a comfortable retreat, complemented by a family bathroom serving the other bedrooms.

To the rear is a private enclosed garden featuring a paved patio area ideal for outdoor dining and a lawned section perfect for children to play safely or for hosting summer barbecues.

Call the sales team TODAY on -0121-552-2671 to arrange your viewing!

Entrance Hall

Doors leading to;

W.C

low level wc, wash hand basin, wall mounted radiator and double glazed window,

Lounge

14' 2" x 12' 5" (4.32m x 3.78m)

Double glazed bay window to the front, wall mounted radiator and doors leading to the dining room.

Dining Room

9' 9" x 9' 2" (2.97m x 2.79m)

Double glazed patio doors to the rear and wall mounted radiator.

Kitchen

12' 3" x 8' 10" (3.73m x 2.69m)

Double glazed window to the rear, wall and base units, sink/drain, integrated gas hob and oven. Having wall mounted radiator and door leading to utility;

Utility

Base units, sink/drain, wall mounted radiator and door leading to the rear garden.

Landing

Airing cupboard and loft access.

Bedroom One

12' 8" x 9' 10" (3.86m x 3.00m)

Double glazed bay window to the front, wall mounted radiator and fitted wardrobes. Door leading to the ensuit;

Ensuit

Double glazed bay window, low level wc, wash hand basin, wall mounted radiator.

Bedroom Two

11' 5" x 9' 2" (3.48m x 2.79m)

Double glazed window to the rear, wall mounted radiator and fitted wardrobes.

Bedroom Three

11' 2" x 7' 7" (3.40m x 2.31m)

Double glazed window to the rear and wall mounted radiator.

Bedroom Four

12' 5" x 8' 2" (3.78m x 2.49m)

Double glazed window to the front, wall mounted radiator.

Bathroom

Double glazed window to the rear, wash hand basin, low level wc, bath with mixer tap. Also having wall mounted radiator.

Garage

16' 5" x 8' 1" (5.00m x 2.46m)

Having electric and lighting.

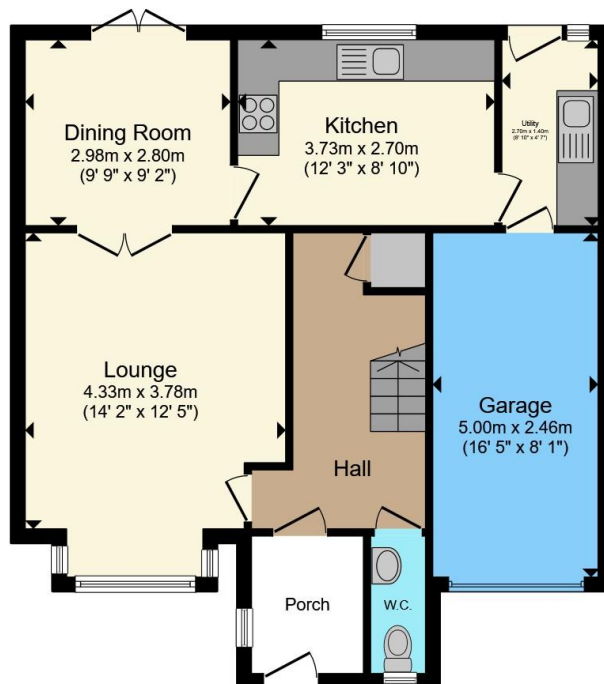
Rear Garden

Patio area to the front and lawn to the rear.

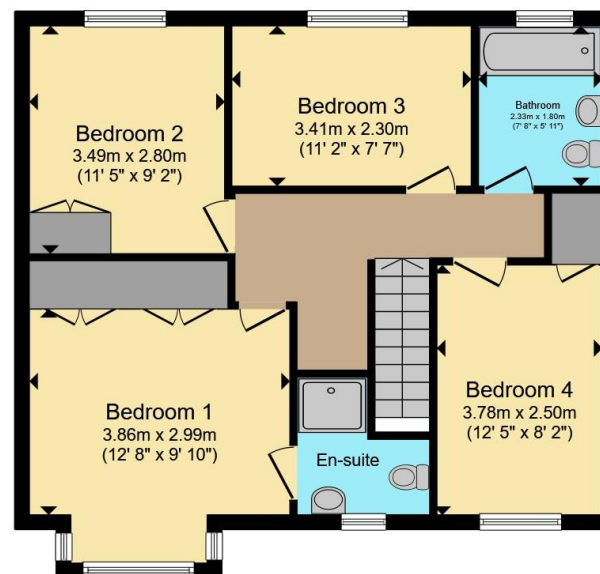








Ground Floor



First Floor

Total floor area 124.2 m² (1,337 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

Connells

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70-76 Birmingham Street
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EPC Rating: Awaited
Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313368



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