



Connells

Johnson Road
Erdington Birmingham



Property Description

A well presented 2 double bedroom refurbished Victorian mid-terraced home located in a popular location, close to main road and rail transport links and giving great access into Lichfield City and Birmingham City Centre. The property benefits from having a front garden with door giving access into a family lounge with access to refitted sized open-plan living dining kitchen with central island and leading into a utility area and a refitted ground floor bathroom. On The first floor landing there are two double bedrooms. There is a good sized rear garden with seated and garden area. The home benefits from having central heating and double glazing and is in very good order. Ideal first time buyer or investment buy.

Entrance Door

There is an entrance door giving access in to the family lounge.

Lounge

11' 8" maximum x 11' 1" minimum (3.56m maximum x 3.38m minimum)

Having double glazed walk-in window to the front, storage cupboard housing the gas and the electricity meter, two wall light fittings, radiator to wall, TV aerial point, feature fire place with fire facility, access to the under stairs cupboard providing excellent storage and access into the open-plan living kitchen family room.

Living Kitchen Family Room

12' 2" x 11' 8" maximum (3.71m x 3.56m maximum)

Having double glazed window to the rear, radiator to wall, comprising a modern refitted kitchen with fitted base units with quartz work surfaces over and tiled splash back. fitted matching wall units, central Island with over-hang seating area and providing additional storage, integrated electric oven, integrated gas hob, integrated fridge and integrated freezer, spotlights to ceiling, space for a dryer, laminate flooring, TV aerial point with double glazed window and views over to the rear garden, open access into the utility area, door going access to stairs which in turn lead to the first floor landing.

Utility Area

7' 4" x 5' 3" (2.24m x 1.60m)

Having a sink and drainer unit with mixer tap over, space and plumbing for a washing machine, wall mounted central heating boiler, laminate floor, double glazed window to the rear, double glazed door to the rear garden and door to the refitted bathroom.

Ground Floor Bathroom

Being an impressive refitted bathroom, having panelled bath with mixer shower over, wall mounted wash hand basin with mixer tap over, low level flush W/C, wall mounted heated towel rail, frosted double glazed window to the side, tiled walls, tiled flooring and having sloped ceiling with feature skylight window to the ceiling.

First Floor Landing

purchase does not go ahead

Having loft access and doors off to the two bedrooms.

Bedroom 1

12' 5" x 11' 9" maximum (3.78m x 3.58m maximum)

Having double glazed window to the rear, radiator to the wall, TV aerial point and feature cast iron fire place.

Bedroom 2

11' 4" x 11' 9" maximum (3.45m x 3.58m maximum)

Having double window to the front, radiator to wall and TV aerial point.

Outside - Front

Having front garden with pathway leading to the front of the property.

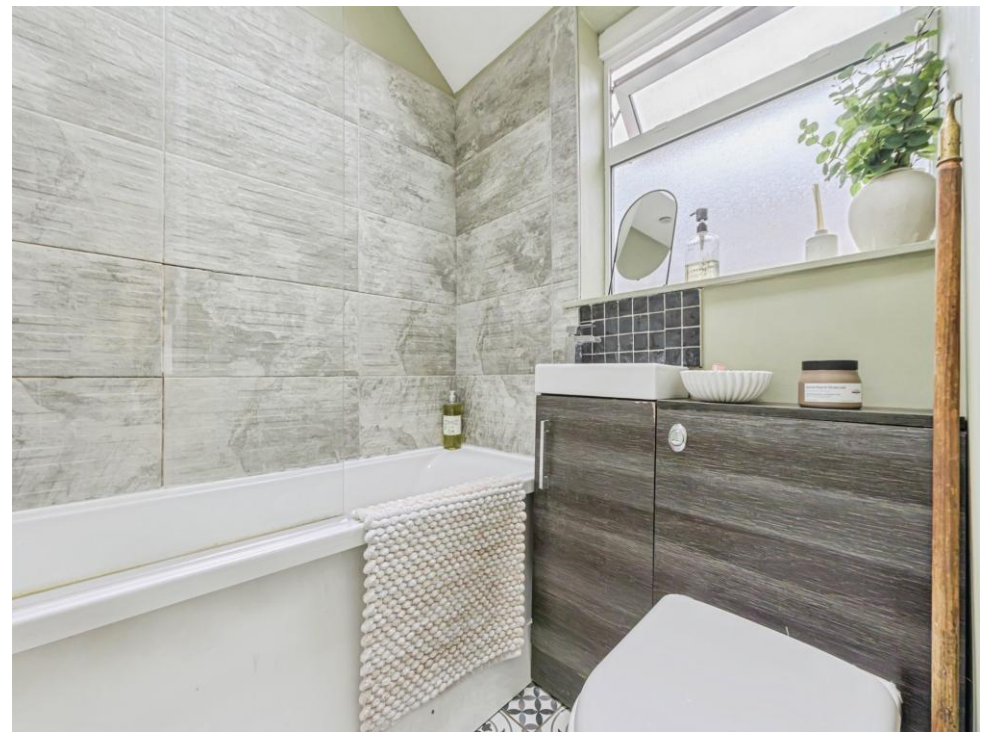
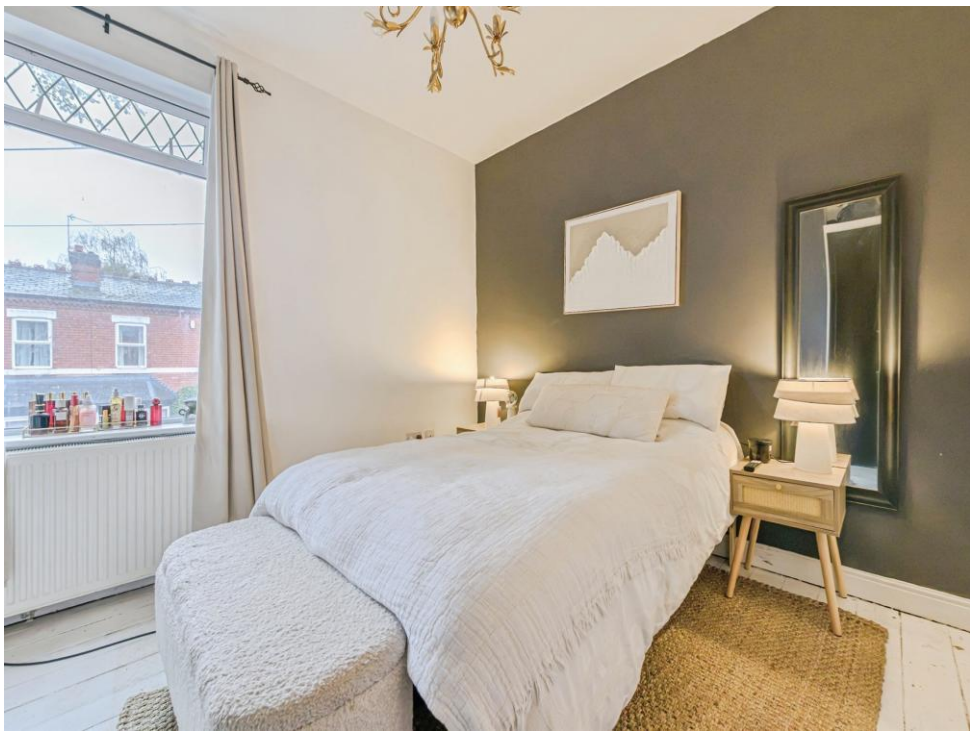
Rear Garden

Being a good size rear garden with patio seating area, gravelled area. ornamental pond, garden laid to lawn, fencing and hedging to the side, space for a shed, walkway leading to the rear of the garden and gated access through the right of way to the front.

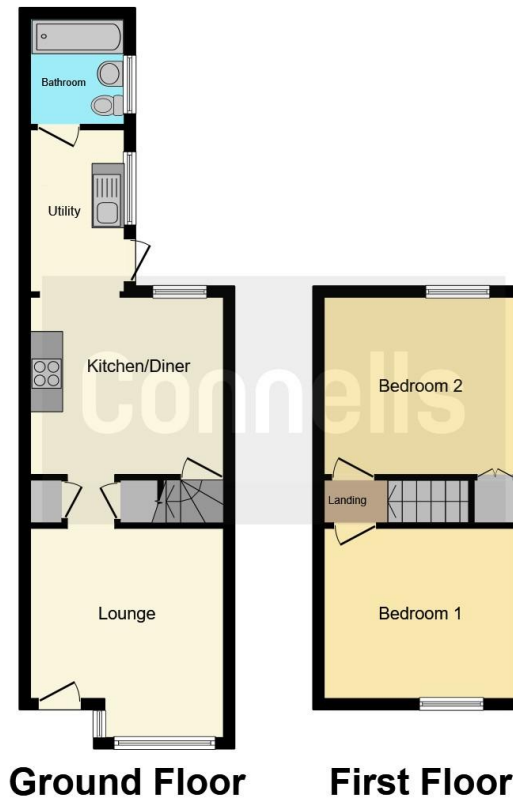
Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property









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.focalagent.com

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T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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