





Property Description

Extended Three Bedroom End Terrace in Bartley Green!

Tucked away in a quiet cul-de-sac in the heart of Bartley Green, this extended end terraced property offers the perfect setting for family living. The home is well-presented throughout and provides generous space, including a light and airy kitchen diner ideal for everyday meals and entertaining.

Upstairs you'll find three well-proportioned double bedrooms, offering plenty of space for the whole family. Outside, the property benefits from a garage located in a separate block, providing useful storage or parking.

The location is highly convenient, being close to a range of local amenities, schools and regular bus services into Birmingham and beyond.

This is a fantastic opportunity to secure a spacious family home in a sought-after area – viewing is highly recommended.

The Approach

The front of the property has a lawned area with shrubs and bushes and paved steps giving access to the:

Entrance Porch

Patio doors give access to:

Entrance Hall

Full height obscured glazed window, wooden style flooring, radiator, carpeted staircase to first floor.

Kitchen / Dining Room

9' 3" x 13' 10" (2.82m x 4.22m)

Range of matching wall & base units, worksurfaces, stainless steel single drainer sink with mixer tap, space for dishwasher, integrated single oven with 4-ring gas hob and extractor over, space for upright fridge-freezer, wooden style flooring, wall mounted boiler, door to side.

Lounge

15' 6" max x 19' 2" max (4.72m max x 5.84m max)

Fitted carpet, understairs store cupboard, feature fireplace with hearth and mantel, radiator and patio doors leading to rear garden.

First Floor Landing

Fitted carpet, access hatch to loft space, doors to:

Bedroom One

13' 7" x 9' 4" (4.14m x 2.84m)

Wooden style flooring, window to front aspect, radiator.

Bedroom Two

8' 3" x 12' 6" max (2.51m x 3.81m max)

Fitted carpet, window to rear aspect, radiator.

Bedroom Three

6' 10" x 10' 2" (2.08m x 3.10m)

Fitted carpet, window to rear aspect, radiator.

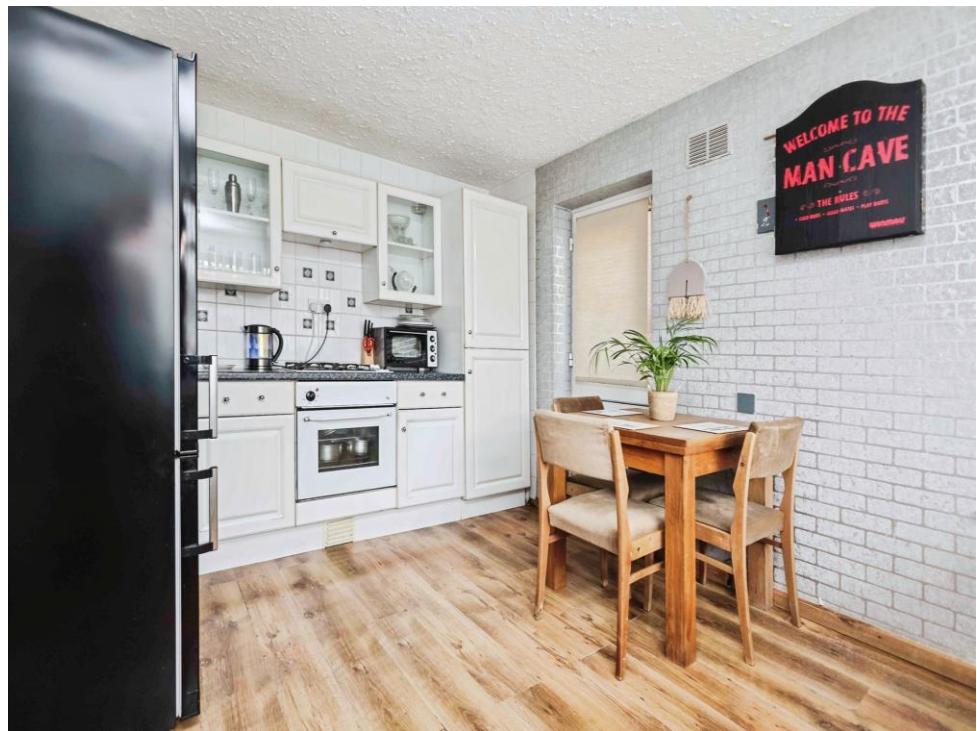
Bathroom

Panelled bath with shower over, hand wash basin, low flush w.c, panelled radiator, ceiling light point, frosted window, fully tiled.

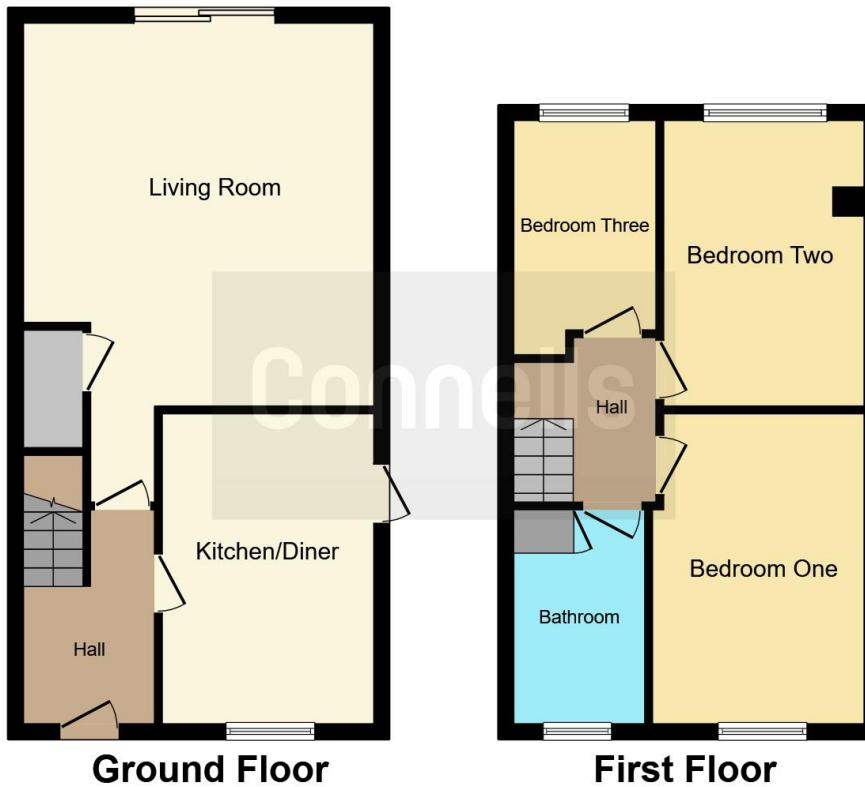
Rear Garden

To the rear of the property is a tiered garden with paved pathway giving front to back access, a patio provide space for outdoor dining and steps lead a lawned area, interspersed with stepping stones. Steps lead to a further paved area ideal for enjoying the sunshine and to a further lawned area enclosed to maintain privacy. The garden is surrounded by mature shrubs, bushes and trees and there is a useful garden shed.









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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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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