



Connells

Frances Road
Erdington Birmingham



Property Description

Connells are pleased to offer this lovingly presented three bedroom family home in a sought after area. With spacious ground floor accommodation offering two sizeable reception rooms plus generous kitchen including a range of built in appliances along with ground floor shower room. The first floor comprises three double bedrooms and a further family bathroom. Outside to the rear is a fully enclosed garden with substantial patio seating area along with artificial lawn and courtyard frontage. Viewing is highly recommended. Accessed via the front door the property comprises:

Entrance Hallway

Having doors off to reception room 1 and reception room 2 and stairs lead to first floor landing.

Reception Room 1

11' 1" x 9' 8" (3.38m x 2.95m)

Having large bay window overlooking the front courtyard area and radiator to wall.

Reception Room 2 - Lounge Area

13' 4" x 12' 11" (4.06m x 3.94m)

Having chimney breast located in the middle of the room with fireplace and electric fire, large window to the rear overlooking the rear garden, radiator to wall, built-in storage cupboard offering excellent storage, door leads to kitchen.

Kitchen

18' 2" x 7' 5" (5.54m x 2.26m)

Comprising fully integrated appliances with a separate fridge/freezer, space and plumbing for a washing machine, gas oven with four ring gas hob above and extractor hood over, boiler to wall. Door leads to ground floor shower room.

Ground Floor Shower Room

Comprising a low level flush WC, vanity hand wash basin, walk-in shower and wall mounted towel radiator. Door leads to rear garden.

First Floor Landing

Having built-in storage cupboard, loft access, radiator to wall and doors lead to Bedrooms 1, 2 and 3.

Bedroom 1

13' 4" x 11' 11" (4.06m x 3.63m)

Having a front facing window, space for free-standing wardrobes and a large double dresser, radiator to wall.

Bedroom 2

10' 5" x 10' 3" (3.17m x 3.12m)

Having a rear facing window, radiator to wall and space for free-standing wardrobe and dresser.

Bedroom 3

10' 6" x 7' 6" (3.20m x 2.29m)

Having a rear facing window, radiator to wall and space for free-standing wardrobe.

Family Bathroom

Comprising low level flush WC, hand wash basin, bath with rainfall shower over and frosted window.

Outside - Rear Garden

Having a small astro-turfed lawn and large patio area

Outside - Front

Having a large courtyard area to the front of 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

To view this property please contact Connells on

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

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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