



Connells

Farcroft Avenue
Birmingham



Property Description

This well-proportioned terraced home offers generous living space across two floors, with a practical layout that suits both everyday living and entertaining.

The ground floor opens into a welcoming entrance hall which leads to a bright reception room at the front of the property, ideal as a sitting room, home office or family lounge. Beyond this is a spacious living room positioned centrally within the home, providing a comfortable area for relaxing or gathering with guests. To the rear, the kitchen offers ample space for cooking and dining, with room for storage and preparation areas. A separate utility room sits just beyond the kitchen, adding valuable practicality for laundry and household tasks, while the ground floor bathroom is conveniently located at the rear.

Upstairs, the first floor provides three bedrooms arranged around the landing. The principal bedroom spans the width of the property at the front, offering plenty of space for bedroom furniture. Bedroom two sits in the middle of the floor and would work equally well as a double bedroom, guest room or study. The third bedroom is positioned at the rear and is complemented by a nearby shower room.

With a balanced internal layout and versatile rooms throughout, this terraced property offers comfortable accommodation suitable for a range of buyers, from growing families to those looking for flexible living space.

Entrance

Reception Room

13' 5" x 11' 5" (4.09m x 3.48m)

Window to front double glazed, Spotlights, One ceiling light point, Laminate flooring, Has door to separate room

Living Room

13' 1" x 11' 5" (3.99m x 3.48m)

One ceiling light point, Dining Room, Storage

Kitchen

14' 1" x 14' (4.29m x 4.27m)

Double doors to garden with electric shutters, Gas hob, Skylight, Island, Spotlights, Part tiled

Utility

8' 2" x 5' 11" (2.49m x 1.80m)

Window to side double glazed, Laminate flooring, One ceiling light point

Bathroom

8' 2" x 7' 4" (2.49m x 2.24m)

Window to side double glazed, Wash hand basin, WC, Part tiled, One ceiling light point, Gas shower

First Floor Accommodation

Bedroom One

14' 11" x 11' 3" (4.55m x 3.43m)

Window to front double glazed, One ceiling light point, Laminate flooring

Bedroom Two

13' 5" x 9' 4" (4.09m x 2.84m)

Window to rear double glazed, One ceiling light point

Upstairs Kitchen

9' 3" x 8' (2.82m x 2.44m)

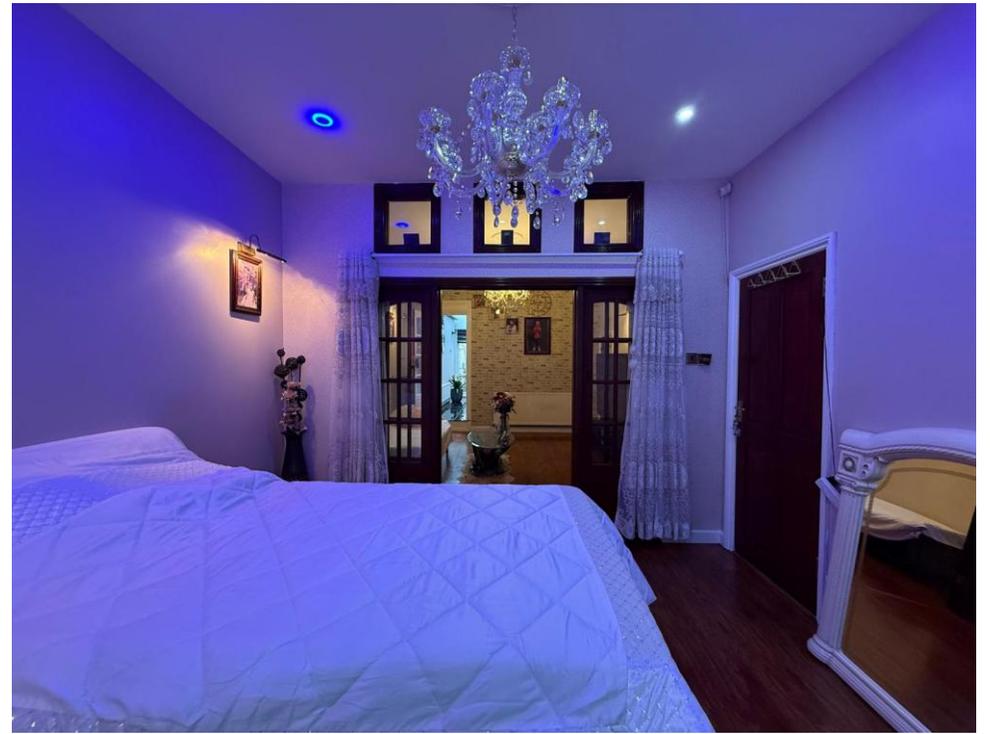
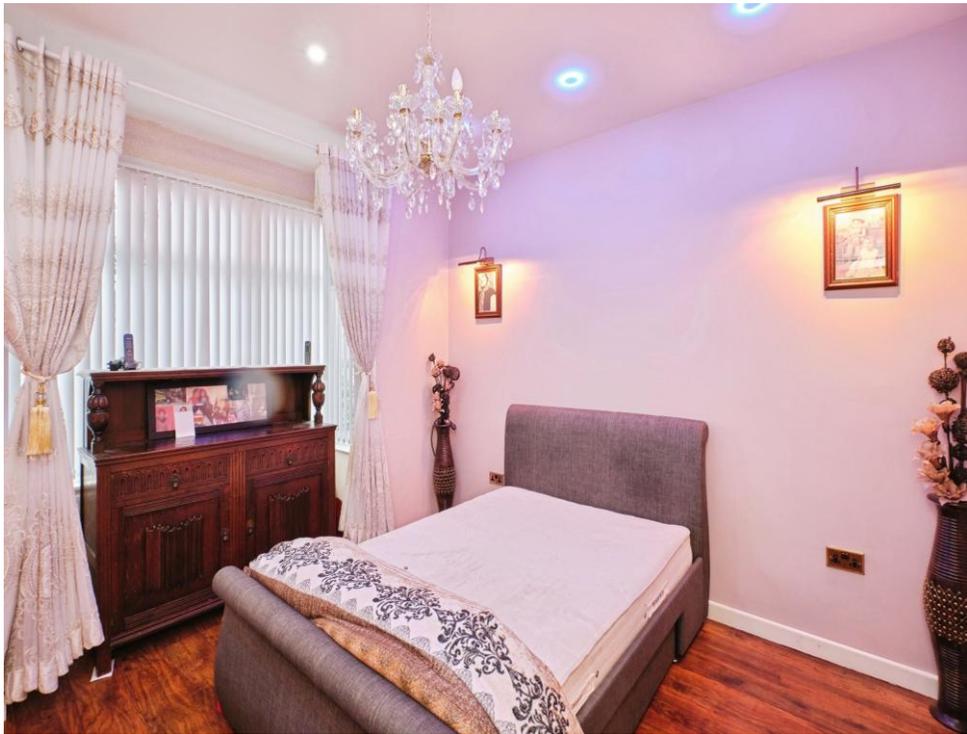
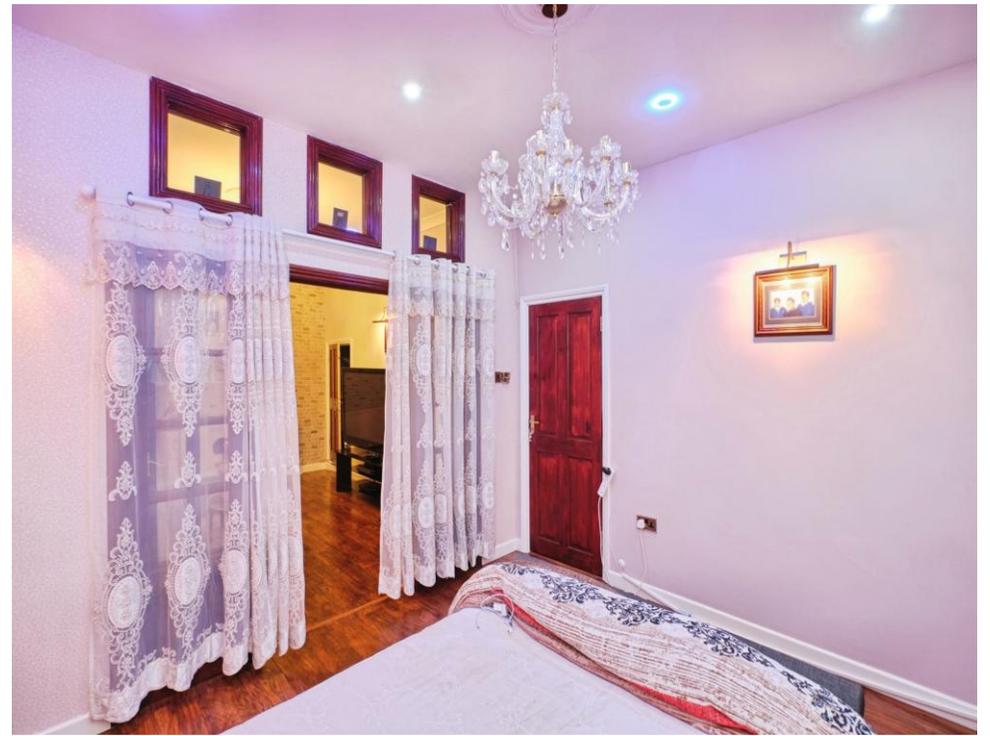
Window to rear double glazed, Fitted kitchen, Laminate flooring, Electric hob

Shower Room

5' 9" x 4' 8" (1.75m x 1.42m)

Window to side double glazed, WC, Wash hand basin, Gas shower









Total floor area 119.1 m² (1,282 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



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EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

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