



Connells

Orchard Road
Birmingham



Property Description

A generously sized 4 bedroom period property with incredible traditional features, offering ample family living space and fantastic development potential. Being just 0.4 miles to Erdington train station and with good main road and motorway links, as well as being within a mile of sought after schools, this property is ideally located for families or young professionals. The property itself features ample living space, including 3 great sized reception areas, another separate dining area and a good sized kitchen at the rear of the house. The kitchen then leads out onto a fantastic sized, well established rear garden with patio area and handy storage shed at the back of the garden. The first floor of the property is home to 3 great sized bedrooms with ample storage space throughout and a good sized family bathroom with integrated appliances. This then takes us up to the top floor of the home which has been converted into bedroom 4, with great open space and access to even more storage in the loft. The property is set back from the road with a long driveway offering ample off-road parking.

Entrance Porchway

Single glazed door leads to main entrance hallway, radiator to wall, door gives access to the lounge, door gives access to the middle room, stairs lead to the first floor landing.

Family Lounge

12' 1" x 11' 8" (3.68m x 3.56m)

Front facing single glazed windows overlook the driveway, electric fireplace and radiator to wall.

Reception Room 2

11' 5" x 8' 4" maximum (3.48m x 2.54m maximum)

Having understairs cupboard and two built-in cupboards offering excellent storage, bay window to the side, radiator to wall and surrounding picture and dado rails.

Reception Room 3

13' 3" x 12' 1" (4.04m x 3.68m)

Having gas fireplace which is currently blocked, single glazed French doors lead to the rear garden, radiator to wall and wall lights. Door leads to kitchen.

Kitchen

14' x 8' 3" maximum (4.27m x 2.51m maximum)

An integrated kitchen comprising a four ring gas hob, electric oven and grill, space for a washing machine, space for a tumble drier, steel sink and drainer unit, space for a free-standing fridge/freezer, single glazed windows overlook the garden and wooden door leads to rear garden.

First Floor Landing

Doors leads to bedrooms 2, 3, 4 and family bathroom, built-in storage cupboards offering excellent storage.

Bedroom 2

15' 11" x 12' 2" maximum (4.85m x 3.71m maximum)

Front facing single glazed window overlooks the driveway, radiator to wall, fitted wardrobes and wall lights.

Bedroom 3

13' 3" x 11' 5" (4.04m x 3.48m)

Rear facing single glazed window overlooks the garden and radiator to wall.

Bedroom 4

9' 8" x 8' 5" (2.95m x 2.57m)

Rear facing single glazed window overlooks the garden, radiator to wall and built-in wardrobes.

Family Bathroom

Briefly comprising a low level flush WC, hand wash basin, bath with electric shower over, radiator to wall and single glazed frosted window.

2nd Floor Landing

2nd floor landing leads to bedroom 1

Bedroom 1 (master)

19' 9" x 17' 2" (6.02m x 5.23m)

Front facing single glazed window overlooks the driveway, radiator to wall and door to loft access on the same level

Outside Front

Front driveway offering ample off-road parking (two average cars)

Rear Garden

Rear garden laid to lawn









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: D Council Tax
 Band: C

Tenure: Freehold

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Property Ref: SCO311290 - 0003