



**Belmont Covert, Birmingham B31 2EQ**

**welcome to**

## **Belmont Covert, Birmingham**

\*\*\*A MODERN FOUR-BEDROOM DETACHED HOUSE LOCATED WITHIN A SOUGHT-AFTER CUL-DE-SAC. THE PROPERTY BENEFITS FROM TWO-RECEPTION ROOMS, OFF ROAD PARKING FOR MULTIPLE VEHICLES AND A CONSERVATORY. EPC: C, AVAILABLE NOW.

### **Agent Note**

This property is council tax band F.

### **Entrance Hall**

Front door leads into entrance hall. Doors to lounge, kitchen/diner, & w/c. Stairs to first floor, laminate flooring, ceiling spotlights.

### **Lounge**

Double glazed bay window to front, double doors to dining room, ceiling spotlights and wall light, central heating radiator, laminate flooring.

### **Dining Room**

Double door to conservatory, laminate flooring, central heating radiator.

### **Kitchen/Diner**

Double glazed window to side and door to rear garden, ceiling spotlights, integrated appliances include, oven & hob and fridge freezer, sink & drainer with mixer tap, fitted kitchen with a range of wall & base units with worktops over, laminate flooring.

### **Conservatory**

Brick built base, double-glazed windows surround fully, and door to rear garden, laminate flooring, ceiling light connection, central heating radiator.

### **W/C**

Low level flush w/c, wash hand basin, central heating radiator, laminate flooring.

### **Landing**

Carpet on stairs and landing, doors to all four bedrooms, bathroom & airing cupboard.

### **Bedroom One**

Double glazed window to front, door to en-suite, carpet, ceiling spotlights, central heating radiator.

### **En-Suite**

Built in low level flush w/c, wash hand basin with storage beneath, double shower cubical with rainfall shower head, fully tiled, wall mounted mirror.

### **Bedroom two**

Double glazed window to front, ceiling spotlights, carpet, central heating radiator.

### **Bedroom Three**

Double glazed window to rear, ceiling light connection, carpet, central heating radiator.

### **Bedroom Four**

Double glazed window to rear, ceiling light connection, carpet, central heating radiator.

### **Bathroom**

Double glazed frosted window to rear, bath with shower over & mixer tap, built in low level flush w/c & wash hand basin, fully tiled.

### **Front Garden**

Tarmac driveway, lawn area, small awning above front door, access to garage.

### **Rear Garden**

Large patio area, lawn area, gravelled borders, fencing surrounds for privacy.

### **Garage**

Access from front garden.





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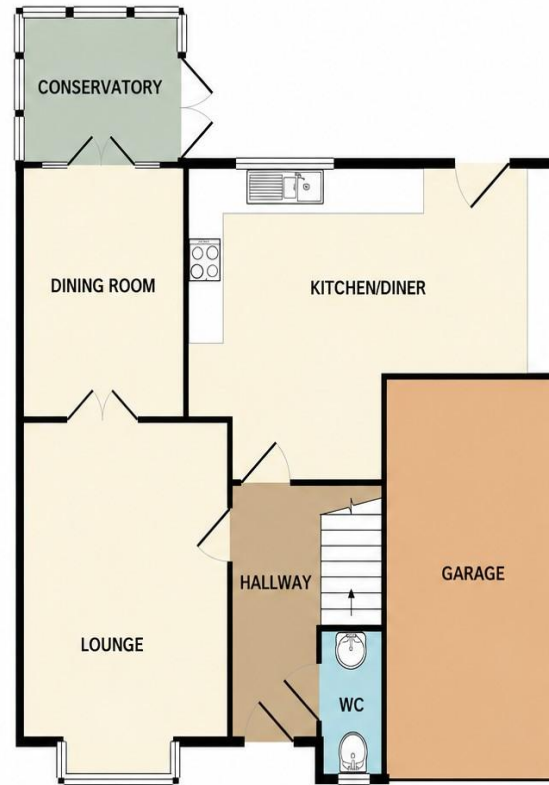
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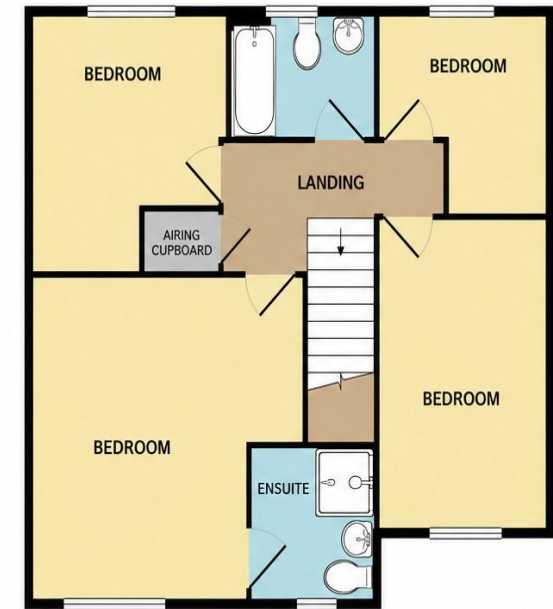
- Detached Four-bedrooms.
- Two bathrooms & W/C.
- Gas central heating & double glazed.
- Fantastic location.
- En-Suite To Master.

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

**£699,950**



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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