

for sale

offers over **£255,000** Freehold



Rotton Park Road Birmingham B16 0LA

Take a look at this wonderful Victorian Terrence in a prime location. Having three reception rooms, extended kitchen and three bedrooms, a fantastic investment property with great yield possibilities. Call us at today Bearwood Connells and get your viewing booked in on 0121 420 3611.



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Property Details

Front Aspect

Hallway

Carpeted floor, ceiling lights points, radiator, access to receptions rooms, dining room and back garden.

Reception Room One

Double glazed bay window to front aspect, carpeted floor, ceiling light point and radiator.

Reception Room Two 12' 2" x 11' 4" (3.71m x 3.45m)

Double glazed window to rear aspect, carpeted floor, ceiling light point and radiator.

Reception Room Three 16' x 9' 5" (4.88m x 2.87m)

Double glazed window to side aspect, carpeted floor, ceiling light point, radiator and access to kitchen.

Kitchen 11' 7" x 9' 5" (3.53m x 2.87m)

Double glazed window to side aspect, door to back garden, fitted kitchen comprising of a range of base and wall units, central heating boiler, sink with drainer and mixer taps and plumbing for washing machine and radiator.

Rear Garden

Large lawn, outhouse w.c and garden sheds.

Bedroom One 9' 1" x 15' 4" (2.77m x 4.67m)

Two double glazed windows to front aspect, carpeted floor, radiator and ceiling light point.

Bedroom Two 12' 2" x 11' 11" (3.71m x 3.63m)

Double glazed window to rear aspect, carpeted floor, ceiling light point and radiator.

Bathroom 7' 6" x 6' (2.29m x 1.83m)

Double glazed window to side aspect, carpeted floor, part tiled, w.c, bath, hand wash basin, ceiling light point and radiator.

Bedroom Three 10' 11" x 8' 9" (3.33m x 2.67m)

Double glazed window to rear aspect, carpeted floor, ceiling light point and radiator.





To view this property please contact Connells on

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SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: E

Property Ref: BEA311204 - 0007

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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