



Connells
connells.co.uk 0121 426 2800
FOR SALE

312

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Bedroom One

12' 1" x 8' 5" (3.68m x 2.57m)

Large storage cupboard, two double glazed windows with blinds, panelled radiator, ceiling light point.

Bedroom Two

10' 11" x 5' 8" (3.33m x 1.73m)

Wall of built in wardrobes with lights, double glazed window, panelled radiator, ceiling light point.

Bathroom

Tiled wet room, glass screen, chrome towel rail, double glazed window, 2 mirrored cupboards, low flush w.c, wash hand basin.

Front Garden

Paved path, lawn to front.

Rear Garden

Paved two level patio, lawned area, firepit area at rear, two trees, fenced boundary.



Property Description

Connells are excited to offer this beautifully presented, two bedroom, mid-terraced property with separate garage located on the popular Raddlebarn Farm Drive, Selly Oak. Ideally situated for the Queen Elizabeth Hospital, University of Birmingham and Selly Oak Retail Park. There are also fantastic transport links via bus routes along the Bristol Road and Selly Oak Train Station located on Heeley Road, both offering access into Birmingham City Centre.

Lounge

13' x 11' 6" (3.96m x 3.51m)

Front door, double glazed window to front elevation, stairs, built-in window seat and cupboard, wood floor, panelled radiator, ceiling light point.

Kitchen / Diner

16' 11" x 11' 5" (5.16m x 3.48m)

Range of matching wall and base units, space for cooker, extractor fan, sink and drainer with spray mixer tap, space for washing machine, 12 spotlights, door to cupboard with fridge space, white tiled floor, t.v point, ceiling light point to dining area, french doors to patio and garden.

Landing

Ceiling light point, loft access.







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

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EPC Rating: D

Tenure: Freehold

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.

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