



Connells

Della Drive
Bartley Green



Property Description

This modern link-detached family home offers a perfect blend of style, comfort, and practicality, making it an ideal choice for those seeking space and convenience. Set in a desirable location, the property features off-road parking for multiple vehicles, ensuring ease of access and ample space for family cars.

Upon entry, the bright and welcoming hallway leads to a spacious lounge, which is perfect for relaxing and entertaining. , creating an open, airy feel ideal for family meals or hosting guests. The well-designed fitted kitchen is equipped with modern appliances, ample storage, and countertop space, making meal preparation a joy.

Upstairs, the property boasts three generously-sized double bedrooms, offering plenty of space for a growing family or guests. The master bedroom benefits from its own en-suite bathroom, providing privacy and convenience. A further well-appointed family bathroom serves the other two bedrooms, both of which offer comfort and natural light.

Outside, the home benefits from a private garden, providing an excellent space for outdoor living, while the off-road parking ensures your vehicles are securely housed. This home combines modern living with family-friendly features, making it a fantastic opportunity for those seeking a well-presented property in a sought-after area.

Location

The property located in the B32 area benefits from a prime position in a well-established, residential neighbourhood in Birmingham. This location offers excellent transport links, making it ideal for those commuting to both the city centre and nearby educational institutions. The property is within close proximity to Newman University, which is just a short drive away.

Additionally, King Edwards School is easily accessible from this location, providing further educational opportunities for families in the area. With excellent local amenities, including shops, parks, and transport options, this area offers a well-balanced lifestyle for both professionals and families. The proximity to green spaces, along with the convenience of nearby schools and universities, ensures a desirable setting for those looking to live in a family-friendly and well-connected part of Birmingham.

Approach

Set behind a low maintenance fore-garden with driveway for several cars, footpath approach to main accommodation.

Entrance Hallway

Ceiling light point, staircase off, useful understairs storage cupboard, panelled radiator, doors off

Utility Room

Ceiling light point, plumbing for washing machine, modern base unit.

Guest Cloakroom

Low flush w.c, hand wash basin, panelled radiator, ceiling light point, double glazed window.

Lounge/Dining

12' 6" max x 15' 11" (3.81m max x 4.85m)

Panelled radiator, ceiling light point, tv point, double glazed windows to rear and side elevation, french door onto garden.

Fitted Kitchen

9' max x 10' 4" max (2.74m max x 3.15m max)

Fitted with matching wall and base units, integrated four ring gas hob, extractor fan, integrated oven, panelled radiator, sink with drainer and mixer tap, wall mounted boiler, double glazed window to the front, space for fridge freezer and dishwasher.

Landing

Ceiling light point, two walk-in storage cupboards, loft access.

Bedroom One

8' 6" x 11' max (2.59m x 3.35m max)

Master bedroom having a large double glazed window to the front, panelled radiator, ceiling light point.

En-Suite

Walk-in shower cubicle, low flush w.c, hand wash basin with mixer tap, double glazed frosted window, shavers point, heated towel rail, airing cupboard.

Bedroom Two

10' 3" x 11' 1" (3.12m x 3.38m)

Large double glazed window to both front and rear elevation, ceiling light point, panelled radiator.

Bedroom Three

7' 5" x 13' 6" (2.26m x 4.11m)

Double glazed window to the rear, panelled radiator, ceiling light point.

Bathroom

House bathroom comprising of panelled bath with shower over, hand wash basin with mixer tap, low flush w.c, part tiling, shavers point, double glazed window, spotlighting to the ceiling.

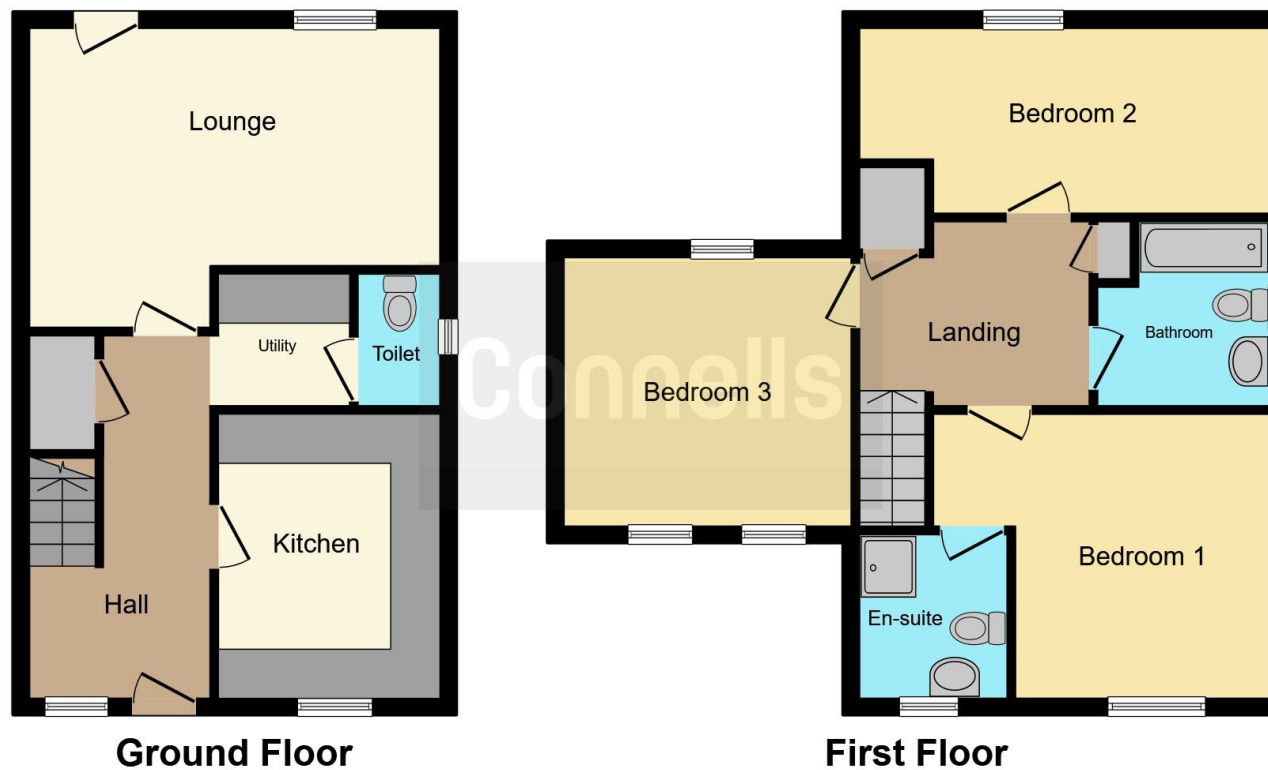
Rear Garden

Paved patio area, timber fence surround.









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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Tenure: Freehold

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