



**Connells**

Corisande Road  
Selly Oak





## Property Description

Situated in the sought-after area of Selly Oak, this generously proportioned three-bedroom property is set back behind a spacious driveway, offering both privacy and ample off-road parking.

The ground floor features a bright and airy living room, complete with a separate dining area and elegant French doors leading into a conservatory - perfect for year-round enjoyment. The home also boasts a large kitchen and a separate utility area, with direct access to the expansive rear garden. At the rear of the property, a double garage is accessible via a private road, providing secure parking or additional storage.

Upstairs, there are three well-sized bedrooms, each offering plenty of space for furniture and storage. A spacious family bathroom completes the upper floor, featuring a panelled bath with overhead shower.

With its generous living space, excellent layout, and prime location, this home is ideal for families or anyone looking for a versatile and well-maintained property in Selly Oak

## Approach

Set back behind a driveway and front garden

## Entrance Hallway

Panelled radiator, ceiling spotlight, laminated flooring.

## Front Reception Room

10' x 10' 8" ( 3.05m x 3.25m )

Panelled radiator, ceiling light point, double glazed bay window, laminated flooring.

## Rear Reception Room

16' 6" x 10' 3" ( 5.03m x 3.12m )

Ceiling light point, panelled radiator, feature fireplace, tv point, patio doors into conservatory.

## Kitchen

23' 5" (max) x 10' 2" (max) ( 7.14m (max) x 3.10m (max) )

Space for washing machine, integrated oven, hob, fan extractor, matching wall and base units, ceiling light point, panelled radiator, window and door to rear elevation

## Conservatory

7' 11" x 6' 10" ( 2.41m x 2.08m )

Ceiling spotlights, panelled radiator, skylight, frosted patio doors to rear garden, laminated flooring.

## Landing

Double glazed window to side, ceiling spotlights, loft access.

## Bedroom One

13' 7" x 10' ( 4.14m x 3.05m )

Ceiling light point, panelled radiator, window to rear elevation.

## Bedroom Two

10' x 8' 6" ( 3.05m x 2.59m )

Bay window to front elevation, panelled radiator, ceiling light point

## Bedroom Three

window to front elevation, ceiling light point, panelled radiator,

## Bathroom

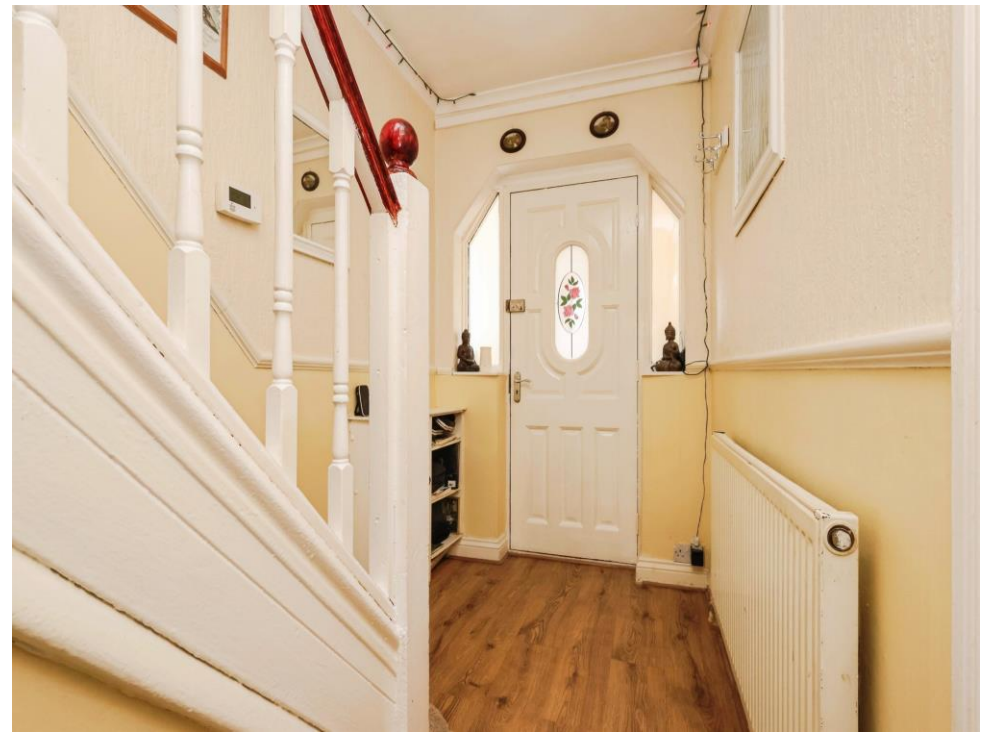
Fully tiled, panelled bath and shower overhead, low flush w.c, hand wash basin, panelled radiator.

## Rear Garden

Part patio, grass area, timber fence surround, double garage at rear



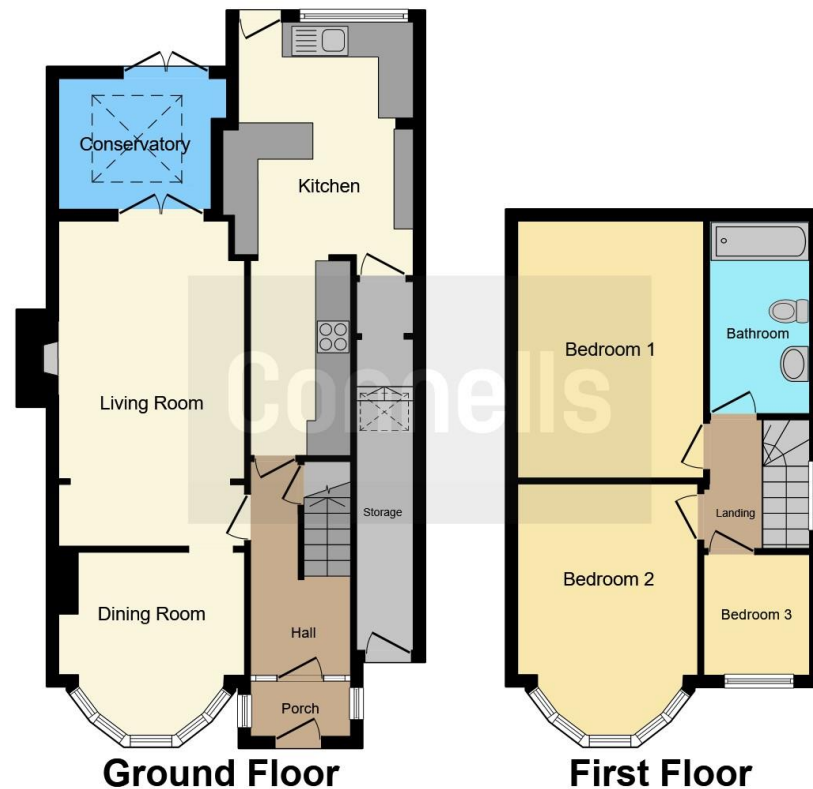












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Tenure: Freehold

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