



**Connells**

Copthall Road  
Birmingham





## Property Description

Connells Estate Agents are delighted to offer for sale this extraordinary family home located in one of the most popular areas of Handsworth and boasting a recent renovation and particularly spacious rooms throughout.

This deluxe property very briefly comprises of; porchway, hallway, three living rooms, modern kitchen with new boiler, guest wc on landing, four bedrooms and a modern bathroom. Externally we have a lovely rear garden, plenty of driveway and an integral garage.

Copthall Road is a very pleasant collection of houses set along a crescent near to a host of local amenities including some great schools, places of worship, lots of local shops transport links.

The Property further benefits from a new kitchen fitted (new units tiles and ceiling), ground floor bathroom fitted with new shower (new tiles and refurbishment), first floor bathroom newly refurbished and new tiles, driveway renovated with interlocks, first floor toilet refurbished, chimney removed, new plastering in the whole house, new floor tiles in ground floor (kitchen, hallway, living room and toilet), new carpet all of first floor, new radiators fitted in all house and new boiler fitted.

**\*\*VIEWING HIGHLY RECOMMENDED,  
VIEWERS WILL NOT BE DISAPPOINTED\*\*  
\*\*CALL CONNELLS TODAY\*\***

## Entrance Porchway

## Entrance Hallway

## Lounge

13' 6" x 11' 10" ( 4.11m x 3.61m )

## Dining Room

12' 9" x 10' 9" ( 3.89m x 3.28m )

## Reception Three

9' 6" x 7' 2" ( 2.90m x 2.18m )

Currently being used as a bedroom.

## Modern Kitchen

17' 2" x 7' 5" ( 5.23m x 2.26m )

## Shower Room

## First Floor Landing

## Guest Wc

## Bedroom One

12' 9" x 11' ( 3.89m x 3.35m )

## Bedroom Two

11' 1" x 11' 5" ( 3.38m x 3.48m )

## Bedroom Three

12' 7" x 6' 9" ( 3.84m x 2.06m )

## Modern Family Bathroom

## Second Floor Landing

## Bedroom Four

15' 7" max x 7' 5" max ( 4.75m max x 2.26m max )

**Beautiful Private Garden**

**Plentiful Driveway**

**Garage**

15' 2" x 10' 7" ( 4.62m x 3.23m )

**Stunning Showhome Condition**

**A Real Must Visit**















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.

To view this property please contact Connells on

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**EPC Rating: E**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR310117](http://connells.co.uk/Property/GBR310117)**



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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