



Connells

Dyas Avenue  
BIRMINGHAM





### Property Description

**\*\*EXTENDED FAMILY HOME\*\*** Connells Great Barr are delighted to offer for sale this rather lovely family home located in a wonderfully popular area of Great Barr-Hamstead. Boasting good size rooms and some lovely features this would make an ideal home for families, first time buyers or even investors.

Internally the property comprises of a lounge with plentiful dining area, modern kitchen, three bedrooms and a bathroom. To the rear we have a pleasant garden and to fore we have a driveway.

Nearby we have a cache of local shops, some great schools, places of worship and a plethora of parks and greens to enjoy. Transport links are in abundance and we can offer easy access to Birmingham City Centre, Walsall, West Bromwich and Sutton Coldfield.

**\*\*EXTENDED HOME READY FOR VIEWINGS\*\*** **\*\*CALL CONNELLS GREAT BARR TODAY TO REGISTER YOUR INTEREST\*\***

### Entrance Porchway

### Entrance Hallway

### Lounge-Dining Room

15' x 22' 8" ( 4.57m x 6.91m )

### Kitchen

7' 2" x 13' 3" ( 2.18m x 4.04m )

### First Floor Landing

### Bedroom One

9' 1" x 10' 9" ( 2.77m x 3.28m )

### Bedroom Two

9' 2" x 9' 9" ( 2.79m x 2.97m )

### Bedroom Three

6' 2" x 9' 3" ( 1.88m x 2.82m )

### Family Bathroom

### Block Paved Driveway To Fore

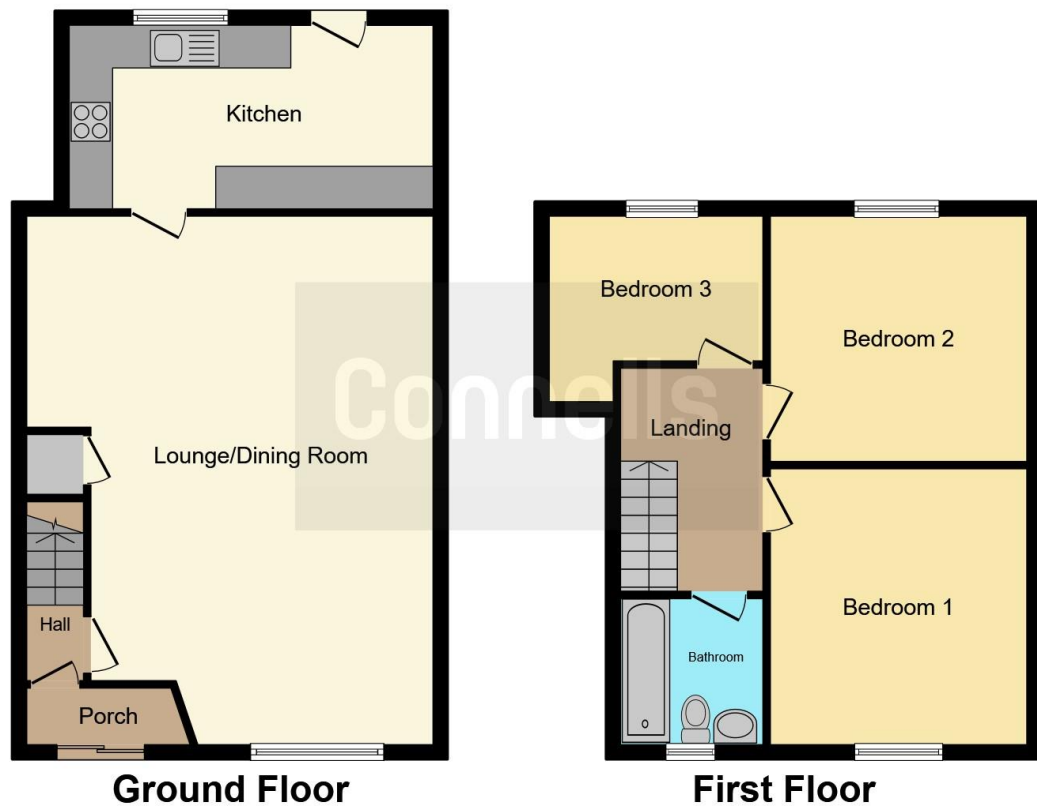
**Low Maintenance Rear Garden**

**Fantastic Location**

**Close To Schools And Shops**

**Call Connells Today**





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: D**

**view this property online [connells.co.uk/Property/GBR310325](http://connells.co.uk/Property/GBR310325)**

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.

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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