



Connells

Pages Lane
Birmingham

Property Description

Being 1353 sq ft in size this larger than average home is not one to be missed by any family looking for something that offers both the usual suburban life with plenty of opportunity to go walking and enjoy some Greenery. The house is within easy reach of the well known Red House Park and the vast Nature Reserve that is known as Swan Pool. There are a choice of schools to choose from with the closest being Grove Vale Primary School & Q3 Academy.

If you require convenience and a vast choice of amenities then Scott Arms Shopping Parade is approx 0.5 miles away, and is positioned just off the Newton Road, where buyers can find a whole variety of shops such as Iceland, Greggs Bakery, Barbers and even an Aldi Supermarket. From the edge of the residential estate that our cul-de-sac sits within, are a huge choice of bus routes which offer public transport to neighbouring towns such as West Bromwich, Walsall and even One Stop Shopping Centre in Perry Barr as well as to the big city itself that is Birmingham.

The property itself briefly comprises of an entrance hallway, through lounge offering a lounge area to the front and a dining area to the rear, a further sitting area, fitted kitchen with some integral appliances, guest wc, first floor landing, three good sized bedrooms, en-suite to the master bedroom and a family shower room, central heating, off road parking and a generous rear garden with a single detached garage to the rear.

Ground Floor Accommodation

Entrance Hallway

PVC & Obscure glazed front door leading into the main residence from the driveway, solid wood flooring, fitted overhead storage unit with coat pegs, doors leading to the kitchen and guest wc and an archway into the inner hallway.

Guest Wc

Low level wc, ceramic wash hand basin with under storage and bi-folding door leading into the entrance hall.

Inner Entrance Hall

Stairs rising to the first floor landing, wall lights, under stairs storage cupboard, bow window to the front, radiator, arch to the entrance hall, fitted feature curved window seat with meter cupboards underneath, bi-folding door leading into the lounge/diner.

Through Lounge / Diner

10' 9" recess x 22' 10" max (3.28m recess x 6.96m max)

Bow window to the front, Tel & TV point, feature fireplace and gas fire, radiator, Patio doors leading out onto the patio in the rear garden, archway to sitting area and bi-folding door leading into the inner hallway.



Sitting Area

8' 2" x 8' 8" (2.49m x 2.64m)

Open plan to the lounge / diner, radiator and a door leading into the kitchen.

Kitchen

13' 6" max x 17' 6" max (4.11m max x 5.33m max)

A range of Beech wood effect wall & base units with work surfaces over and splash back tiling behind, 1.5 stainless steel sink & drainer with mixer tap over, 2 x radiators, 3 x double aspect windows to side and rear, PVC & Glazed door leading out into the rear garden, fitted high rise dining table / breakfast bar, wall mounted combi boiler, doors leading into the entrance hall and sitting area, integral dishwasher and washing machine, integral stainless steel 4 burner gas hob with extractor hood over, brushed stainless steel electric double oven & grill.

First Floor Accommodation

First Floor Landing

Feature arch obscure window to the side, stairs leading down into the inner hallway, loft hatch providing access into the roof space and doors leading into the family shower room and all bedrooms.

Master Bedroom

11' 3" x 11' 6" (3.43m x 3.51m)

Window to the rear, radiator and doors leading into the ensuite and onto the landing.

Large En-Suite

Obscure window to the rear, fitted feature curved panel bath with Chrome mixer taps over, feature upright radiator, low level wc, fitted White high gloss vanity units with under storage and a Belfast style ceramic wash hand basin with Chrome mixer tap, extractor fan, large corner shower cubicle with sliding doors and an integral Chrome shower.

Bedroom Two

11' into recess x 10' 9" (3.35m into recess x 3.28m)

Window to the front, radiator and a door leading onto the landing.

Bedroom Three

8' 7" into recess x 8' (2.62m into recess x 2.44m)

Window to the front, radiator, door to the landing and a fitted corner wardrobe unit.

Family Shower Room

Fitted shower cubicle with integral shower, low level wc, ceramic pedestal wash hand basin, obscure window to the side, heated towel rail and a door leading out onto the landing.

External

Frontage

Patterned Red brick block paving to the front for low maintenance and providing off road parking for two vehicles, lantern style security light, PVC front door with feature canopy over and to the boundaries is a mixture of mature conifers and a shallow brick built wall.

Rear Garden

Wrap around slabbed patio area providing access into the house via the dining area of the through lounge and kitchen. From the patio is a slabbed pathway that provides access to the wooden shed and garage that is located at the rear of the property. The patio opens up to a feature lawn which holds a variety of plant life to the borders.

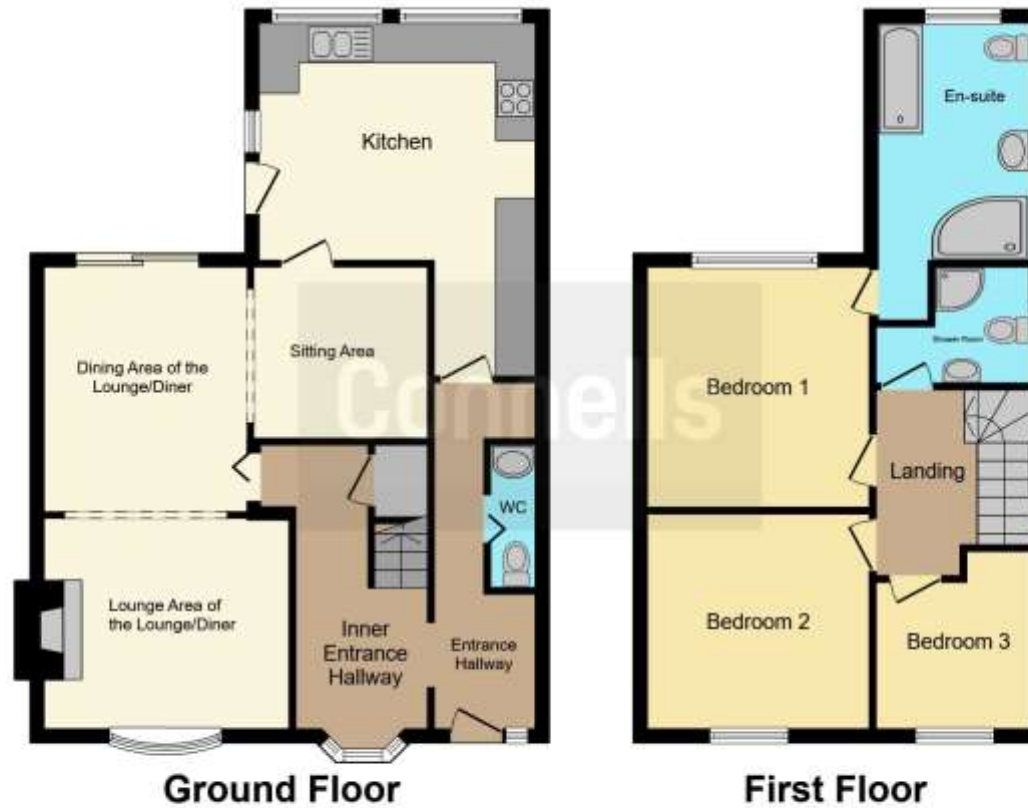
Single Detached Garage

Accessed via a service road from Cross Street and having a tiled pitched roof, up and over door, electrics, window to the side and a door leading into the rear garden









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.

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EPC Rating: D

Tenure: Freehold

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