



Connells

Grove Lane
Handsworth Birmingham



Property Description

****POTENTIAL DEVELOPMENT OPPORTUNITY AT THE BOTTOM OF GARDEN - ACCESS FROM KILBY GROVE****

Connells Great Barr are delighted to offer this deluxe and rather charming detached residence located in a wonderfully popular little area of North Birmingham. This family home finds itself close to a plethora of local shops, some great schools, places of worship and a myriad of parks and greens.

The property also boasts potential for the new buyer to utilise the bottom of the garden, subject to planning permission of course. Definitely worth looking at if your a DEVELOPER or INVESTOR. Call us for more details.

Internally the property very briefly comprises of; porchway, hallway, two reception rooms, kitchen, laundry room, guest wc, four bedrooms, bathroom and first floor wc. Externally we have a garage, plentiful driveway and a long, private rear garden that could also be accessed from Kilby Grove if needed.

Birmingham City Centre is nearby as are such towns as West Bromwich, Walsall and Sutton Coldfield.

****CALL CONNELLS GREAT BARR TO REGISTER YOUR INTEREST TODAY****

Entrance Porchway

Entrance Hallway

Lounge

11' 8" x 14' 8" (3.56m x 4.47m)

Dining Room

10' 8" x 14' 1" (3.25m x 4.29m)

Kitchen

7' 6" x 9' 8" (2.29m x 2.95m)

Ground Floor Wc

Lean Too-Utility

First Floor Landing

Bedroom One

11' 8" x 14' 10" (3.56m x 4.52m)

Bedroom Two

10' 10" x 14' (3.30m x 4.27m)

Bedroom Three

9' 8" x 13' 9" (2.95m x 4.19m)

Bedroom Four

6' x 13' (1.83m x 3.96m)

Family Bathroom

Guest Wc

Garage

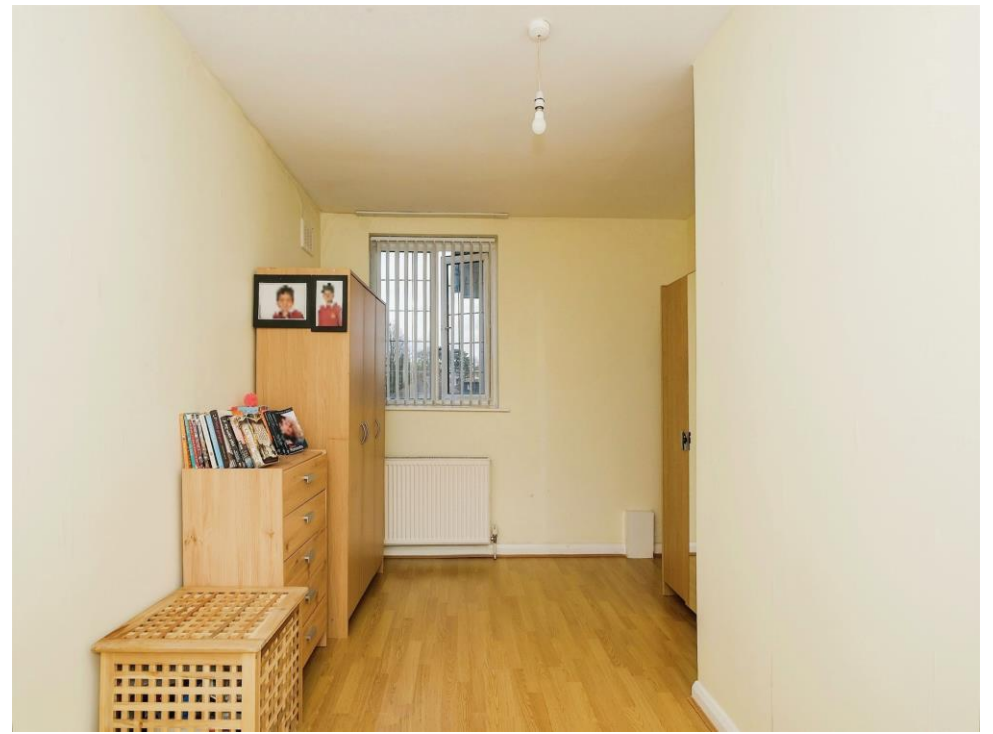
Large Front Driveway

Long Private Garden

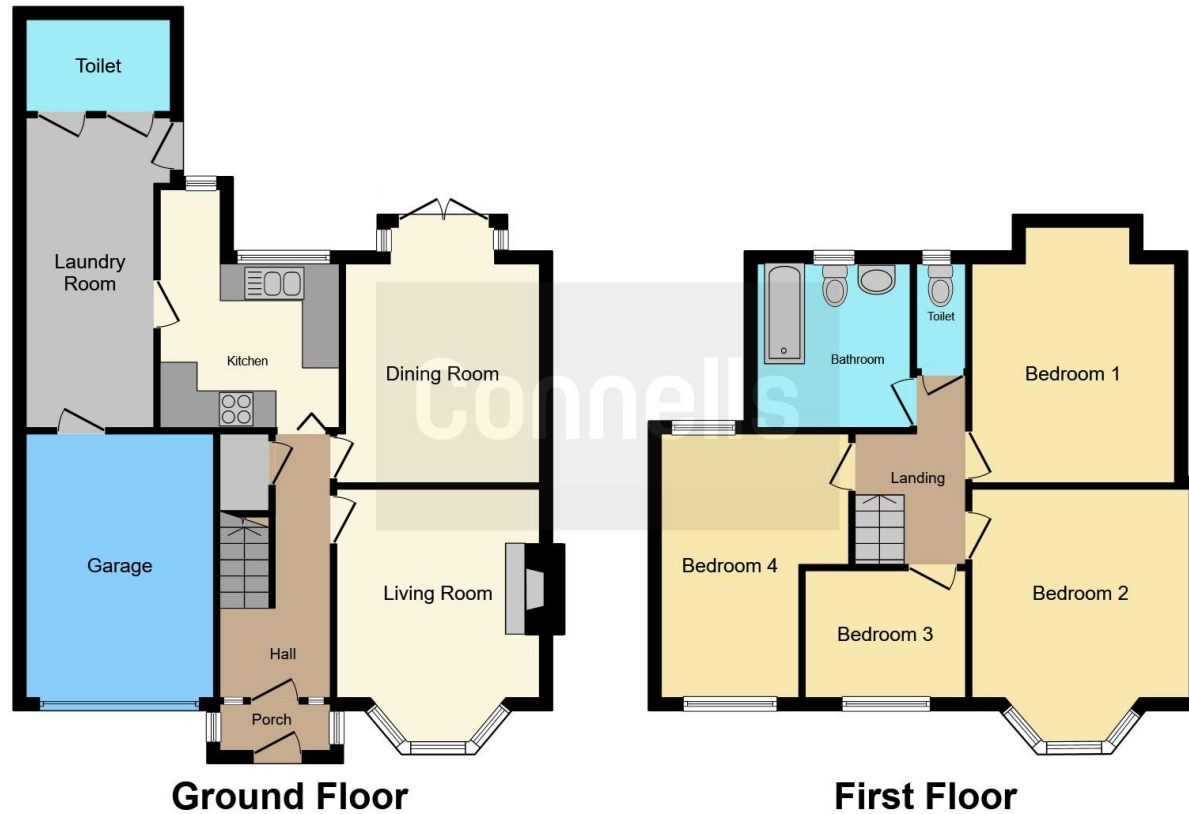
Development Opportunity

Call Connells Great Barr









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

T 0121 357 6877
E greatbarr@connells.co.uk

907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: E

Tenure: Freehold

view this property online connells.co.uk/Property/GBR310653



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: GBR310653 - 0005