



Not for marketing purposes INTERNAL USE ONLY

Lea Hill Road  
Birmingham



## Property Description

A stunning collection of just 14 new homes situated in Handsworth Wood.

The area of Handsworth Wood is perfect for the Friary Park development, on the edge of Perry Hall Park but within easy reach of Birmingham and beyond.

Families moving to the area are spoilt for choice when it comes to education with 13 Primary schools rated good or outstanding within 1 mile of the site, and 23 secondary schools within 3 miles. With the Doug Ellis Sports Centre, a Shopping centre and open spaces within easy reach theres plenty to keep families active and entertained giving you the wonderful community feel that you would desire.

Transport is well catered for from Friary Park with Perry Barr train station less than 1 mile away giving you direct access into Birmingham City Centre, whilst the A34 is also easily accessed by Car.

Plot 2 is a stylish four bedroom, semi detached home built over three floors.

On the ground floor there is a hallway and W.C including storage cupboard. With an open plan kitchen/dining area, and a spacious living area with french doors leading onto your own rear garden. The first floor consists of a master bedroom with en-suite. The first floor also offers a family bathroom and the second bedroom including an extra study area, perfect for those working from home or looking for a multi-use room such as a craft room or walk in wardrobe.

On the second floor there is the third and fourth bedroom built into the eaves.

## Agent Notes

Currently the vendor details do not match the registered title at land registry please ask the branch for more details.

## Entrance Hall

Having door to front and doors leading too:

## Lounge

11' 9" x 14' 9" ( 3.58m x 4.50m )

## Kitchen

14' 9" x 17' ( 4.50m x 5.18m )

## Landing

Having doors leading to various rooms:

## Bedroom One

14' 9" x 8' 6" ( 4.50m x 2.59m )

## En- Suite

10' 2" x 7' 11" ( 3.10m x 2.41m )

## Bedroom Two

14' 9" x 9' 10" ( 4.50m x 3.00m )

## Bedroom Three

14' 9" x 9' 2" ( 4.50m x 2.79m )

## Study

6' 10" x 6' 7" ( 2.08m x 2.01m )

## Rear Garden

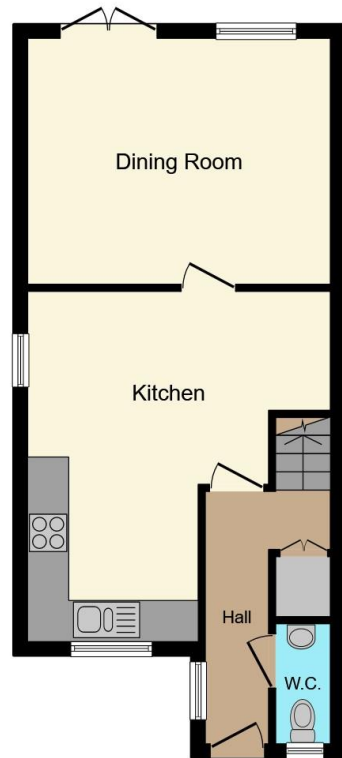
GENEROUS REAR GARDEN WHICH HAS A PATIO AREA WITH LAWNED AREA BEYOND AND IS FULLY ENCLOSED WITH

EXTERNAL GATED ACCESS TO SIDE.

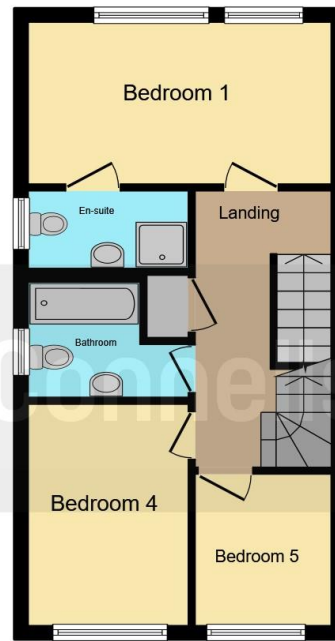








**Ground Floor**



**First Floor**



**Second Floor**

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](mailto:greatbarr@connells.co.uk)**

907 Walsall Road Great Barr  
BIRMINGHAM B42 1TN

**EPC Rating: B**

Tenure: Freehold

**[check out more properties at connells.co.uk](http://connells.co.uk)**



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GBR310467 - 0003