



**Connells**

Weeford Drive  
BIRMINGHAM





## Property Description

**\*\*DECEIVINGLY SPACIOUS DETACHED FAMILY HOME\*\* \*\*VIEWERS WILL NOT BE DISAPPOINTED\*\***

Connells Great Barr are thrilled to offer for sale this deluxe property located in a very pleasant cul de sac in Handsworth Wood. Nearby we have a plethora of local shops, supermarkets and eateries along with some great schools, places of worship and well appointed travel links.

The property itself is a great size and very briefly comprises of: entrance porchway, entrance hallway, two beautiful reception rooms, an extended kitchen diner, utility room, ground floor shower room, four bedrooms, family bathroom, an extra large driveway with access to garages (POTENTIAL TO CONVERT?) and a wonderful landscaped rear garden.

Weeford Drive is a wonderfully pleasant cul de sac located in Handsworth Wood and boasts nearby access to some great schools including Hamstead Hall Academy and Grestone Academy. There are plenty of very local shops and supermarkets along with a myriad of parks and greens to enjoy, including RSPB Sandwell Valley, Perry Hall Park and nearby Sutton Park.

Birmingham City Centre is not far, as well as such Towns as Great Barr, West Bromwich, Walsall and Sutton Coldfield. There are nearby bus stops and Hamstead Train Station is approximately a mile away.

**\*\*EXTRA LARGE DETACHED HOME IN UTTERLY BEAUTIFUL CONDITION FROM TOP TO BOTTOM\*\***

**SURE TO BE VERY VERY POPULAR \*\* CALL CONNELLS GREAT BARR TO BOOK YOUR VIEWING SLOT**

## Entrance Porchway

## Entrance Hallway

## Lounge

12' 2" x 11' 1" ( 3.71m x 3.38m )

## Dining Room

18' 2" x 12' 10" ( 5.54m x 3.91m )

## Kitchen Diner

17' 9" x 24' 10" ( 5.41m x 7.57m )

## Ground Floor Shower Room

## Utility Area

## First Floor Landing

## Bedroom One

12' 2" x 11' 1" ( 3.71m x 3.38m )

## Bedroom Two

11' x 12' 2" ( 3.35m x 3.71m )

## Bedroom Three

## Bedroom Four

**Family Bathroom**

**Guest Wc**

**Garage**

**Double Garage**

**Private Landscaped Rear Garden**

**Plenty Of Driveway**

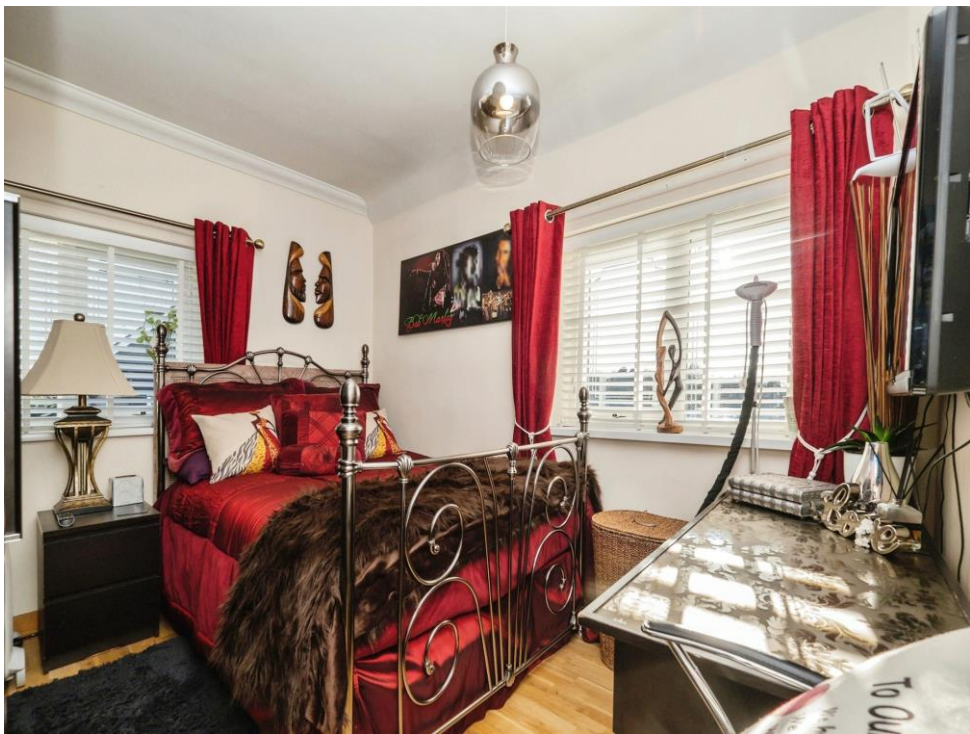
**Pleasant Cul De Sac**

**Close To Shops And Schools**

**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/GBR310655](http://connells.co.uk/Property/GBR310655)**

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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