



Connells

Willmore Road  
BIRMINGHAM





## Property Description

**\*\*NO ONWARD CHAIN\*\*    \*\*THREE BEDROOMS, TWO RECEPTION FAMILY ROOMS AND TWO BATHROOMS\*\***

Connells Great Barr are just thrilled to offer for sale this exceptionally spacious property located in a popular area of North Birmingham. Perry Barr lies just North of Birmingham City Centre and boasts a terrific aspect being close to a huge amount of local shops, some great schools, plenty of places of worship, PERRY BARR TRAIN STATION is just round the corner along with plenty of bus and road links taking you into the City and very easily to such nearby towns as Walsall, West Bromwich, Great Barr and Sutton Coldfield. Parks and greens are also in abundance with Perry Hall Park close by along with such tourist locations as Alexander Stadium and Villa Park.

The property itself very briefly comprises of a hallway with stairs leading to the first floor, a really good size lounge with ample dining or sitting area, a dining room or family room, ground floor shower room, three bedrooms and a family bathroom. Externally the front garden is low maintenance and the rear garden has been separated by fencing with a large patio area and then that leads to a mature green garden area.

**\*\*CALL CONNELLS GREAT BARR TODAY\*\***  
**\*\*FREE VALUATIONS AND MORTGAGE ADVICE IN-HOUSE, CALL US TODAY FOR PROPERTY CHAT\*\***

## Entrance Hallway

### Extra Large Living Room

11' 6" x 22' 8" ( 3.51m x 6.91m )

### Dining Room

11' 1" x 14' 4" into bay ( 3.38m x 4.37m into bay )

### Kitchen

7' 5" max x 19' 2" max ( 2.26m max x 5.84m max )

### Ground Floor Shower Room

## First Floor Landing

### Bedroom One

11' 4" x 13' 3" ( 3.45m x 4.04m )

### Bedroom Two

11' 4" x 11' 4" ( 3.45m x 3.45m )

### Bedroom Three

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

### Family Bathroom

## Large And Private Rear Garden

## Very Lovely Family Home

## No Onward Chain

## 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

**T 0121 357 6877**  
**E [greatbarr@connells.co.uk](mailto:greatbarr@connells.co.uk)**

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/GBR310829](http://connells.co.uk/Property/GBR310829)**

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.

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