



**Connells**

Houghton Road  
Birmingham





## Property Description

**\*\*NO ONWARD CHAIN\*\*** **\*\*INCREDIBLE OPPORTUNITY FOR THE RIGHT BUYER\*\***  
**\*\*THESE PROPERTIES ARE GETTING RARER AND RARER\*\*** **\*\*CALL CONNELLS GREAT BARR TO BOOK YOUR VIEWING SLOT TODAY\*\***

Connells Great Barr are thrilled to offer for sale, with no onward chain, this exceptional period family home located in a much sought after location of Birmingham City. This extra large property has been loved by the same family for over four decades and has recently been stripped down so the new buyer can start from a-fresh putting their own personal stamp on the home.

Very briefly, we can offer; entrance hallway with original flooring, lounge, dining room, family room, kitchen, ground floor wet room, five bedrooms and a further bathroom located on the first and second floors. **\*\*ORIGINAL FEATURE FIRE ESCAPE LOCATED TO REAR\*\*** The property has a good size rear garden being particularly private and a gated low maintenance front garden, Haughton Road seems quiet and whenever we have visited there are always plenty of on street parking spaces to use.

The direct area is well regarded with easy access to local places of worship, plenty of very good schools, shops, supermarkets, eateries and parks and greens to enjoy year round. Birmingham City Centre is just down the road, along with close by towns such as Great Barr, Walsall, West Bromwich and

Sutton Coldfield. Alexander Stadium, Villa Park and the One Stop are also close by.

**\*\*PERFECT FOR EITHER A LARGE FAMILY OR INVESTORS\*\*** **\*CALL CONNELLS\***

## Original Entrance Hallway

## Ground Floor Wet Room

## Lounge

13' 6" x 14' 9" ( 4.11m x 4.50m )

## Dining Room

11' 5" x 12' 9" ( 3.48m x 3.89m )

## Family Room

9' 10" x 12' 8" ( 3.00m x 3.86m )

## Kitchen

9' 9" x 12' 4" ( 2.97m x 3.76m )

## First Floor Landing

## Bedroom One

13' 5" x 12' 4" ( 4.09m x 3.76m )

## Bedroom Two

13' 7" x 11' 9" ( 4.14m x 3.58m )

## Bedroom Three

9' 10" x 8' 8" ( 3.00m x 2.64m )

## Bedroom Four

5' 9" x 8' 5" ( 1.75m x 2.57m )

## Family Bathroom

## Second Floor Landing

## Bedroom Five

13' 6" x 16' 2" ( 4.11m x 4.93m )

**Gated Front Garden**

**Private Rear Garden**

**No Onward Chain**

**Wonderfully Large Period Home**















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR309539](http://connells.co.uk/Property/GBR309539)**



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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