



**Connells**

Sidcup Road  
BIRMINGHAM



## Property Description

**\*\*EXTENDED AND BEAUTIFULLY RENOVATED, ABSOLUTE SHOWHOME CONDITION THROUGHOUT\*\***

Connells Estate Agents are just thrilled to offer for sale this rather spacious and very beautiful family home located in an incredibly popular location of North Birmingham.

The property itself benefits greatly from a two car driveway with dropped kerb, an incredibly private rear garden with an outbuilding boasting power and lighting, a master lounge, stunning open plan dining room within modern kitchen, two bedrooms and a family bathroom. **\*\*ABSOLUTELY READY TO MOVE INTO\*\***

The current owners have improved the property greatly and this home has been very much loved over the years. Nearby we have a host of local amenities, including Train Stations, easy travel links to Birmingham City Centre, Walsall and Great Barr. There are many very good schools to choose from, a myriad of local shops, supermarkets, restaurants and places of worship, Sidcup Road has everything you could need almost on the doorstep.

**A TRULY LOVELY HOME READY FOR A NEW OWNER TO ENJOY\*\* THREE BEDROOMS, FURTHER POTENTIAL TO EXTEND IF NEEDED (STPP)\*\* \*\*LARGE KITCHEN DINER\*\* \*\*DRIVEWAY AND A SUPER REAR GARDEN\*\* \*\*CALL CONNELLS GREAT BARR TODAY TO**

REGISTER YOUR INTEREST\*\*

## Entrance Hallway

## Lounge

13' 3" x 13' 9" ( 4.04m x 4.19m )

## Open Plan Kitchen Diner

13' 3" max x 18' 4" max ( 4.04m max x 5.59m max )

## First Floor Landing

## Bedroom One

10' 8" x 12' 2" ( 3.25m x 3.71m )

## Bedroom Two

9' 4" x 12' 7" ( 2.84m x 3.84m )

## Family Bathroom

## Driveway To Fore

## Private Rear Garden

## Outbuilding

10' 8" x 16' 2" ( 3.25m x 4.93m )

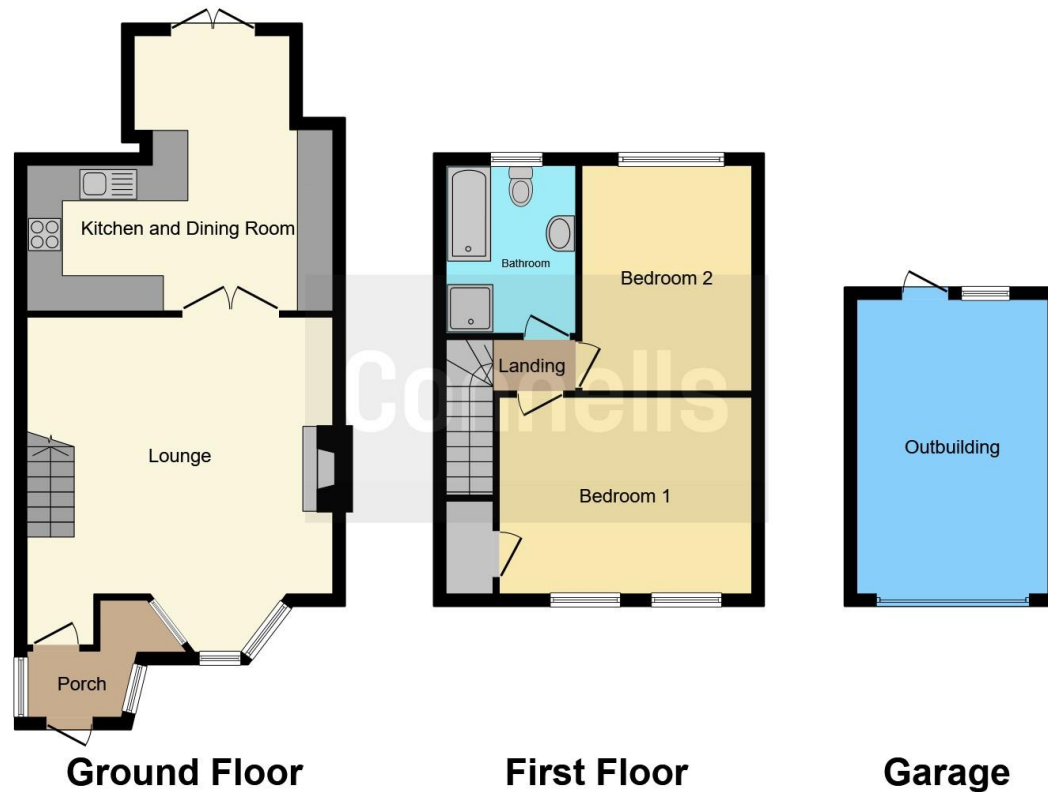
## Stunning Home

## Call Connells Today









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

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

907 Walsall Road Great Barr  
 BIRMINGHAM B42 1TN

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR310950](http://connells.co.uk/Property/GBR310950)**



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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