



**Connells**

Kings Road  
Kingstanding BIRMINGHAM





## Property Description

**\*\*A MUST VISIT PROPERTY TO APPRECIATE THE SIZE\*\***

Connells Estate Agents are just thrilled to offer for sale this exceptional FREEHOLD family home located in one of the most popular areas of North Birmingham. Located enviably close to a host of local amenities, including shops, supermarkets, restaurants and some excellent schools. Nearby we have Sutton Park, Barr Beacon Nature Reserve and plenty of transport links taking you easily into Birmingham City Centre, Walsall and Sutton Coldfield amongst others. Perry Barr Train Station, Witton Train Station and Hamstead Train Station all located within a two mile radius.

The property itself very briefly comprises of Porchway, hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. There is an attic room to enjoy, a space to front that the current owners park their vehicles on and a pleasant rear garden.

**\*\*CALL CONNELLS GREAT BARR OFFICE TODAY TO REGISTER YOUR VIEWING SLOT\*\***

## Entrance Porch

## Entrance Hall

## Lounge

11' 10" x 14' 3" ( 3.61m x 4.34m )

## Dining Room

13' 9" x 12' 3" ( 4.19m x 3.73m )

## Kitchen

6' x 14' 4" ( 1.83m x 4.37m )

## First Floor Landing

## Bedroom One

13' x 9' 5" ( 3.96m x 2.87m )

## Bedroom Two

15' 2" x 9' 5" ( 4.62m x 2.87m )

## Bedroom Three

9' 2" x 7' 5" ( 2.79m x 2.26m )

## Attic Room

## Bathroom

## Space for Cars-no dropped kerb

## Pleasant Rear Garden

## Fantastic Location

## Call Connells Today



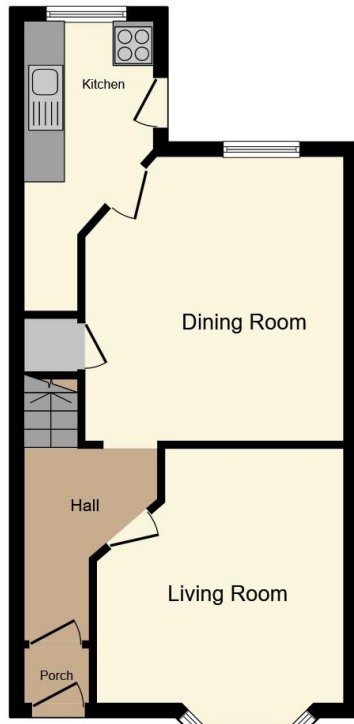








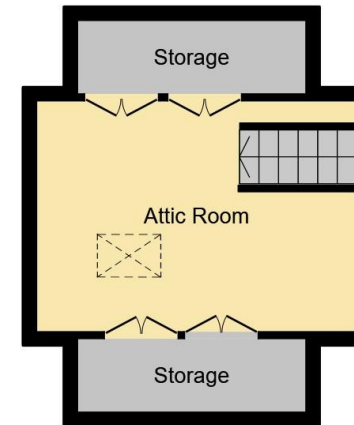




**Ground Floor**



**First Floor**



**Second Floor**

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: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR310962](http://connells.co.uk/Property/GBR310962)**



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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