



Connells

Calshot Road
Birmingham



Property Description

Connells Great Barr are delighted to offer for sale this beautiful home located in one of the most popular areas of North Birmingham. Boasting incredible spaciousness, this property very briefly comprises of; hallway, lounge, dining room, kitchen, utility room, boot room, two double bedrooms, modern bathroom, private rear garden with garage and even more potential for further extensions or rear driveway (STPP).

Located in the heart of Great Barr and boasting very close proximity to a host of great schools, shops, supermarkets, restaurants, transport links and parks. Nearby we have Red House Park, Gilberts Wood, The Duckery and of course Barr Beacon Nature Reserve.

****GENUINELY LOVELY HOME,
ABSOLUTELY PERFECT FOR FIRST TIME
BUYERS AND INVESTORS ALIKE**
BEAUTIFUL CONDITION THROUGHOUT**

****BEAUTIFUL REAR GARDEN READY FOR
THE SUMMER MONTHS AHEAD** **CALL
CONNELLS TODAY****

Entrance Hallway

Lounge

11' 7" x 22' 4" (3.53m x 6.81m)

Dining Room

8' 9" x 10' 8" (2.67m x 3.25m)

Kitchen

10' 2" x 6' 10" (3.10m x 2.08m)

Utility Room

Boot Room

First Floor Landing

Bedroom One

11' 10" x 10' 9" (3.61m x 3.28m)

Bedroom Two

8' 10" x 10' 9" (2.69m x 3.28m)

Modern Bathroom

Private Rear Garden

Rear Garage

Driveway To Front Aspect

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

To view this property please contact Connells on

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907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/GBR310991



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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