



**Connells**

Scott Road  
Birmingham



## Property Description

**\*\*TRADITIONAL THREE BED SEMI WITH MUCH CURB APPEAL\*\*** **\*\*LANDSCAPED PRIVATE REAR GARDEN BEING SOUTH FACING\*\*** **\*\*DEVELOPMENT POTENTIAL TO SIDE AND REAR SUBJECT TO PLANNING PERMISSION OF COURSE\*\***

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 are located locally.

The property itself has been very much loved by the current owners and is in wonderfully pleasant condition throughout being absolutely ready to move into and enjoy. The scope for extensions is just fantastic in our opinion, a genuine opportunity for the right buyer. We can offer a porchway, hallway, lounge, dining room, kitchen, guest wc, utility, family room, THREE BEDROOMS, bathroom, extra large driveway and a private rear garden being fully enclosed and again being beautifully looked after along with boasting a superb summerhouse. **\*\*INCREDIBLY SPACIOUS ROOMS, A MUST SEE\*\***

**\*\*HUGE SCOPE FOR DEVELOPMENT\*\***  
**\*\*TRADITIONAL PROPERTY IN A POPULAR AREA\*\*** **\*\*CALL CONNELLS GREAT BARR TO BOOK YOUR VIEWING SLOT TODAY\*\***

## Entrance Porchway

## Entrance Hallway

## Lounge And Dining Room

12' 4" x 22' 2" ( 3.76m x 6.76m )

## Kitchen

7' 9" x 11' 6" ( 2.36m x 3.51m )

## Family Room

8' 1" max x 22' 3" max ( 2.46m max x 6.78m max )

## Guest Wc

## Laundry Room

## First Floor Landing

## Bedroom One

12' 1" x 11' 9" ( 3.68m x 3.58m )

## Bedroom Two

10' x 12' 3" ( 3.05m x 3.73m )

## Bedroom Three

7' 9" x 8' 7" ( 2.36m x 2.62m )

## Bathroom

## Landscaped Rear Garden

## Summerhouse

**Extra Large Driveway**

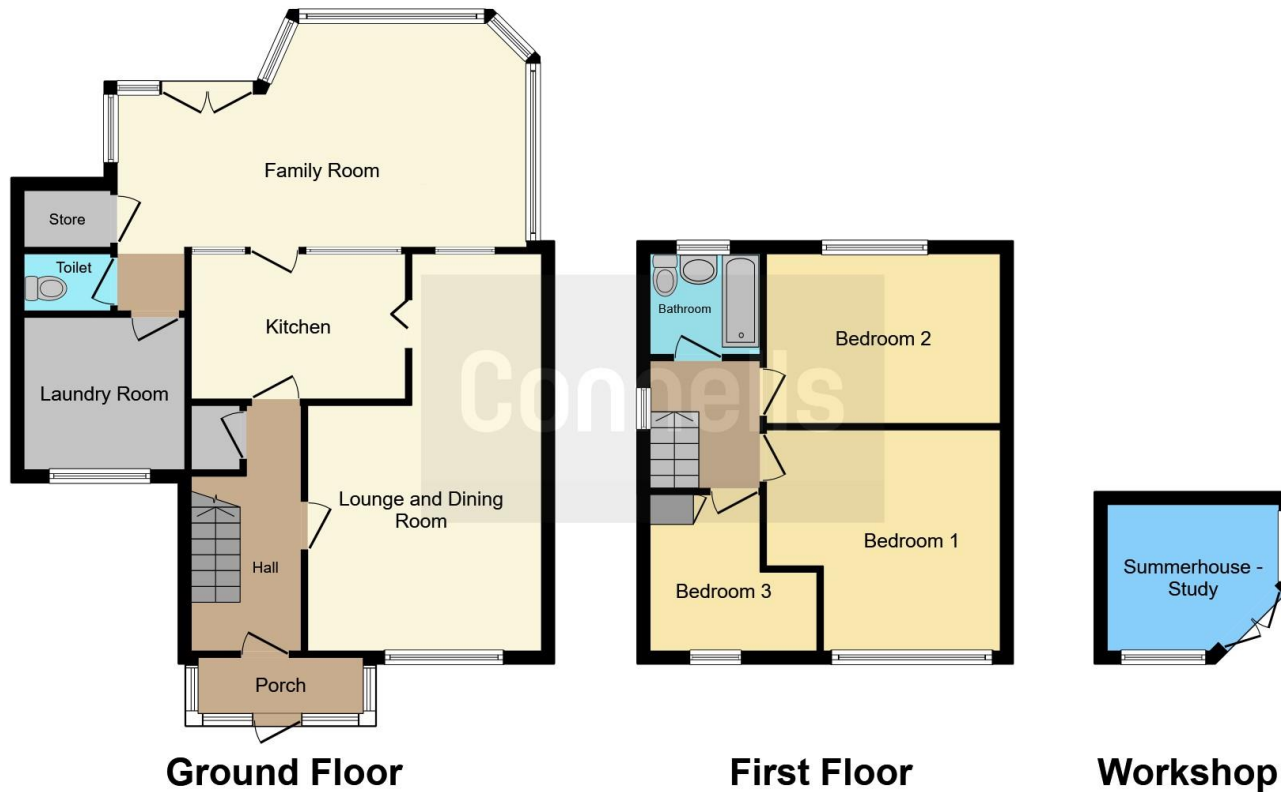
**Huge Potential For Extensions**

**\*subject To Planning\*\***









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: C**

**view this property online [connells.co.uk/Property/GBR310997](http://connells.co.uk/Property/GBR310997)**

Tenure: Freehold



Awaiting Photograph

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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