



Connells

Laurel Gardens
Birmingham



Property Description

Connells Estate agents are delighted to offer for sale this fantastic SEMI-DETACHED FAMILY HOME IN NEED OF MODERNISATION. A super opportunity for the right buyer, this property has been a well loved family home for many decades and is currently being sold with no onward chain.

The property very briefly comprises of; hallway, lounge, dining room, kitchen, lean too, THREE bedrooms and a family shower room with guest wc. To the rear we have a lovely garden, being fully enclosed and very private and also boasts a rear garage.

Laurel Gardens is a particularly popular cul de sac due to the close proximity to places of worship and some great schools. Nearby we have a myriad of local shops, supermarkets and eateries. Transport links to navigate around the city and beyond are all in close proximity.

****NO CHAIN** **VERY SPACIOUS PROPERTY** **HUGE POTENTIAL**
****VIEWERS WILL NOT BE DISAPPOINTED** **VERY POPULAR LOCATION****CALL CONNELLS GREAT BARR TODAY******

Entrance Hallway

Lounge

17' 7" x 10' 1" (5.36m x 3.07m)

Dining Room

8' 7" x 10' 5" (2.62m x 3.17m)

Kitchen

6' 9" x 9' 9" (2.06m x 2.97m)

Lean Too

First Floor Landing

Bedroom One

8' 10" x 14' 6" (2.69m x 4.42m)

Bedroom Two

8' 9" x 13' 2" (2.67m x 4.01m)

Bedroom Three

5' 7" x 7' 8" (1.70m x 2.34m)

Shower Room

Guest Wc

Private Rear Garden

Garage

No Onward Chain









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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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/GBR310568



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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