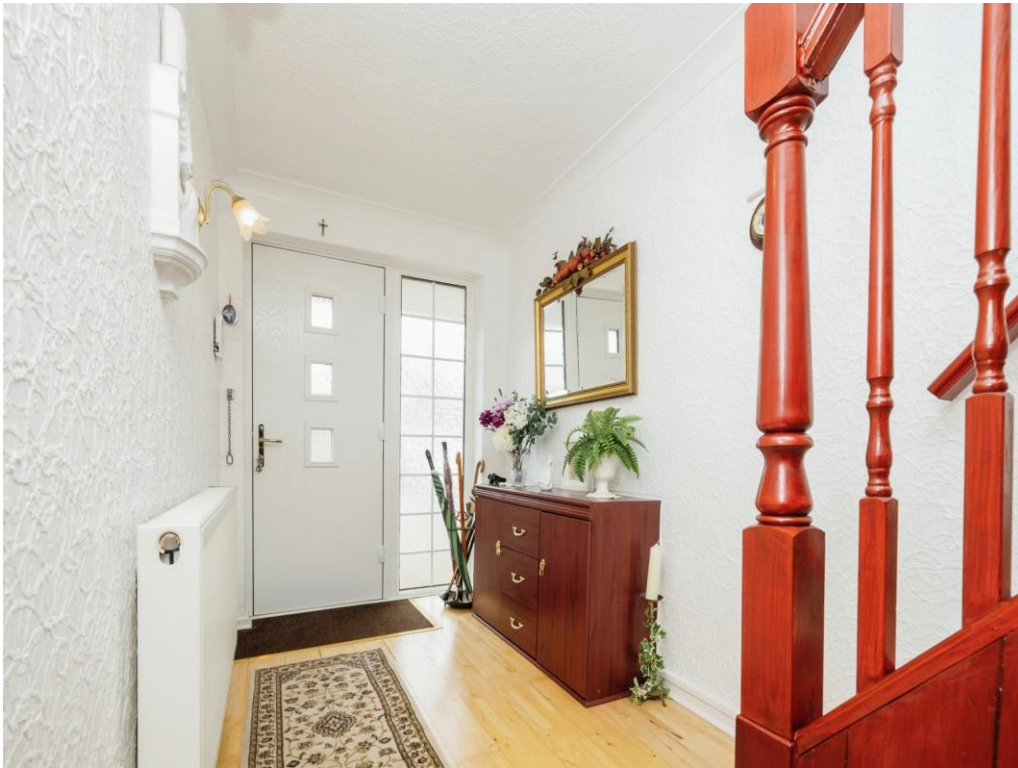




**Connells**

Poolhouse Road  
Birmingham



### Property Description

Connells Great Barr are absolutely thrilled to offer for sale this beautiful family home located in a particularly popular area of North Birmingham. Boasting access to some great schools, including the Q3 Academy and such amenities as Red House Park, Great Barr Golf Club and a host of local shops, supermarkets and eateries. We benefit from easy access to Junction 7 of the M6 and travel links to Walsall, West Bromwich, Sutton Coldfield and of course Birmingham City Centre are in abundance.

The property itself has been very much loved and is in absolutely immaculate condition throughout. We can boast a large lounge with ample dining area, a wonderfully sized kitchen diner with separate utility room and ground floor Wc, three bedrooms, a family bathroom, driveway, garage and a private fully enclosed rear garden.

BEAUTIFUL AND EXTRA LARGE TRADITIONAL THREE BEDROOM SEMI WITH ALL THE FEATURES ONE WOULD EXPECT FROM SUCH A PROPERTY

**\*\*SURE TO BE VERY POPULAR\*\* \*\*OPEN DAY SOON\*\* \*\*CALL CONNELLS TODAY TO REGISTER YOUR INTEREST\*\***

### Entrance Hallway

### Lounge Diner

10' 5" x 19' 6" ( 3.17m x 5.94m )

### Kitchen Diner

9' 5" x 13' 6" ( 2.87m x 4.11m )

### Utility Room

6' 10" x 12' 2" ( 2.08m x 3.71m )

### Ground Floor Wc

### First Floor Landing

### Bedroom One

13' 2" x 10' 4" max ( 4.01m x 3.15m max )

### Bedroom Two

12' 9" x 10' 2" ( 3.89m x 3.10m )

### Bedroom Three

7' 8" x 8' 4" ( 2.34m x 2.54m )

### Bathroom

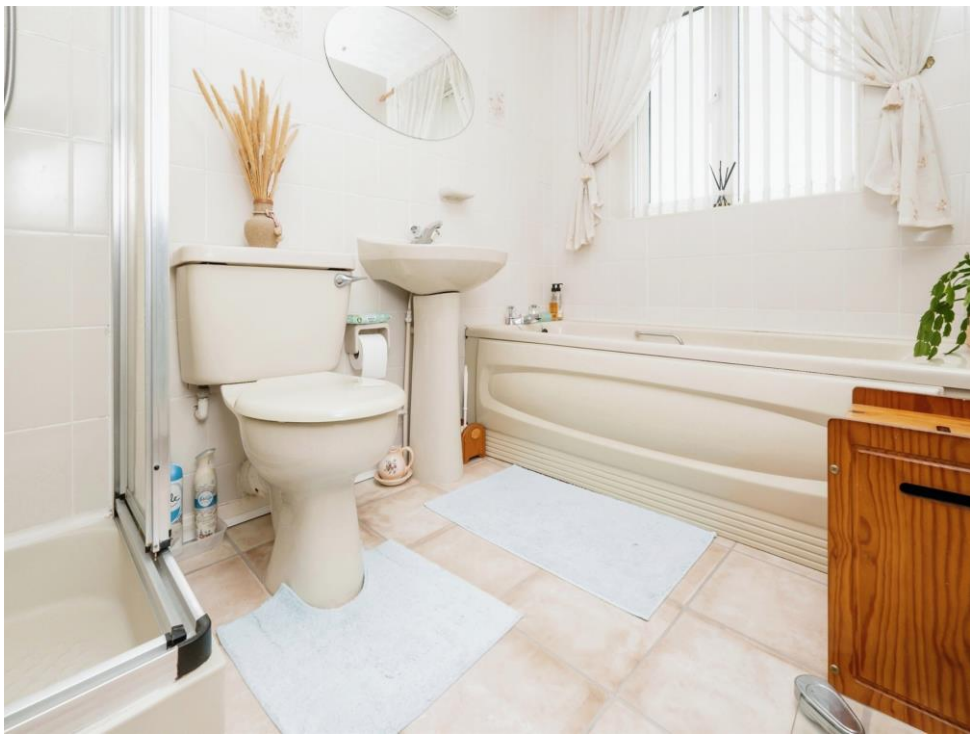
### Private Rear Garden

### Driveway

### Garage

### Popular Location









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: C**

**view this property online [connells.co.uk/Property/GBR310831](http://connells.co.uk/Property/GBR310831)**

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.

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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Property Ref: GBR310831 - 0004