



Connells

Southgate Road
Birmingham



Property Description

****WOW** **INCREDIBLY EXCITING FAMILY HOME** **VERY MUCH EXTENDED AND TASTEFULLY RENOVATED TO A VERY HIGH STANDARD****

Connells Estate Agents are just delighted to offer for sale this truly beautiful and very spacious family home located in one of the most popular areas of Great Barr.

Southgate Road is an incredibly pleasant street being enviably positioned close to a huge amount of amenities and transport links. Nearby we have such delights as Sutton Park, Red House Park, Barr Beacon Nature Reserve and Great Barr Golf Club. Nearby schools of excellence such as the Q3 Academy and Barr Beacon School are nearby along with a host of terrific local shops, supermarkets, restaurants and the M6 junction 7.

The property itself really deserves to be seen to be fully appreciated due to the amazing extension and the general condition of the property. This home briefly comprises of hallway, lounge, dining room, kitchen, utility room, three bedrooms, family bathroom, a private rear garden with patio, lawned area and hidden courtyard area with sheds and a good size driveway to the immediate front aspect. ****Council Tax Band B** **Freehold Property****

****TREMENDOUS OPPORTUNITY**
BEAUTIFUL TRADITIONAL THREE BED SEMI LOCATED JUST OUTSIDE SUTTON

COLDFIELD **SURE TO BE VERY POPULAR CALL US TODAY TO REGISTER YOUR INTEREST****

Entrance Hallway

Master Lounge

15' 2" x 9' 10" (4.62m x 3.00m)

Dining Room

10' 3" x 9' 8" (3.12m x 2.95m)

Modern Kitchen

14' 2" max x 13' 3" max (4.32m max x 4.04m max)

Utility Room

First Floor Landing

Bedroom One

11' 11" x 12' 2" (3.63m x 3.71m)

Bedroom Two

9' 10" x 15' 3" (3.00m x 4.65m)

Bedroom Three

11' 2" x 6' 1" (3.40m x 1.85m)

Stunning Family Bathroom

Fully Boarded Attic

Driveway To Fore

Beautiful Rear Garden

Gated Side Access

2 X Feature Garden

Extended And Fully Renovated

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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EPC Rating: D

view this property online connells.co.uk/Property/GBR311013

Tenure: Freehold



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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