



**Connells**

Kingsdown Avenue  
Birmingham





### Property Description

**\*\*IF YOU ARE LOOKING FOR AN EXTRA LARGE GROUND FLOOR APARTMENT THEN LOOK NO FURTHER\*\***

Connells Great Barr are delighted to offer for sale this exceptional property being really well priced and offering great value for money. Perfect for those needing ground floor living, this property very briefly comprises of; a great size lounge complete with a full dining area if needed, two double bedrooms, kitchen, shower room, communal parking and some pleasant garden areas to enjoy.

Kingsdown Avenue is conveniently located close to a huge amount of local amenities, including, plenty of great shops, transport links, supermarkets, restaurants, doctors, dentists, parks and greens. Hamstead Train Station is just round the corner and we can offer particularly easy access to Birmingham City Centre and Walsall.

**\*\*SUPERB SIZE PROPERTY THAT REALLY NEEDS TO BE VISITED TO BE FULLY APPRECIATED\*\* \*\*BEING SOLD WITH NO ONWARD CHAIN\*\* \*\*SURE TO BE POPULAR, CALL CONNELLS TODAY TO REGISTER YOUR INTEREST\*\***

### Lounge With Dining Area

10' 4" x 21' 2" ( 3.15m x 6.45m )

### Kitchen

9' 5" x 10' 9" ( 2.87m x 3.28m )

### Bedroom One

12' 3" x 13' 6" ( 3.73m x 4.11m )

### Bedroom Two

10' 4" x 10' 5" ( 3.15m x 3.17m )

### Shower Room

### No Onward Chain

### Communal Parking

### Private Patio Garden

### Popular Location

### Close To Shops And Bus Stops

### 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](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)**

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/GBR310992](http://connells.co.uk/Property/GBR310992)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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