



Connells

Northolt Grove
Birmingham



Property Description

****EXTENDED SHOW HOME CONDITION DETACHED PROPERTY **A TRULY EXCEPTIONAL AND WONDERFULLY REGAL RESIDENCE LOCATED IN ONE OF THE MOST POPULAR CUL DE SACS IN GREAT BARR****

Connells Estate Agents are just thrilled to offer for sale this beautiful and rather unique home boasting incredibly spacious rooms, stunningly beautiful decor throughout and offering an exceptional location close to so many local amenities.

The property itself briefly comprises of: porchway, hallway, extra long lounge, dining room, kitchen, sitting room, ground floor shower room, three DOUBLE BEDROOMS, first floor bathroom, a beautiful private rear garden with many features and a good size driveway to fore. ****INTEGRAL GARAGE****

This particular property genuinely feels extra large and sits on a good sized plot within a cul de sac just off the Queslett Road having close proximity to a host of excellent schools, plenty of shops, supermarkets, restaurants and eateries. Nearby we have Red House Park, Barr Beacon Nature Reserve and Sutton Park. Great Barr Golf Club and Handsworth Golf Club are both nearby to enjoy. Birmingham City Centre, Walsall, West Bromwich and Sutton Coldfield are on the doorstep, Hamstead Train Station, M6 junction 7 and a host of travel links can be found close by.

****A TRULY EXCEPTIONAL AND DELUXE HOME OFFERING A WEALTH OF ROOMS, SPACIOUS MODERN LIVING WITH A HUGE SQUARE FOOTAGE** **CALL CONNELLS TODAY TO ARRANGE YOUR VIEWING SLOT****

Entrance Porchway

Entrance Hallway

Master Lounge

11' 5" x 25' 8" (3.48m x 7.82m)

Dining Room

9' 6" x 13' 3" (2.90m x 4.04m)

Modern Kitchen

11' 2" x 11' 10" (3.40m x 3.61m)

Sitting Room

11' 10" x 8' (3.61m x 2.44m)

Ground Floor Shower Room

Side Lean Too

Access To Integral Garage

First Floor Landing

Bedroom One

10' 3" x 14' 3" into bay (3.12m x 4.34m into bay)

Bedroom Two

11' 11" x 13' 2" into bay (3.63m x 4.01m into bay)

Bedroom Three

11' 4" max x 8' 9" max (3.45m max x 2.67m max)

Family Bathroom

Beautiful & Private Garden

Driveway To Fore

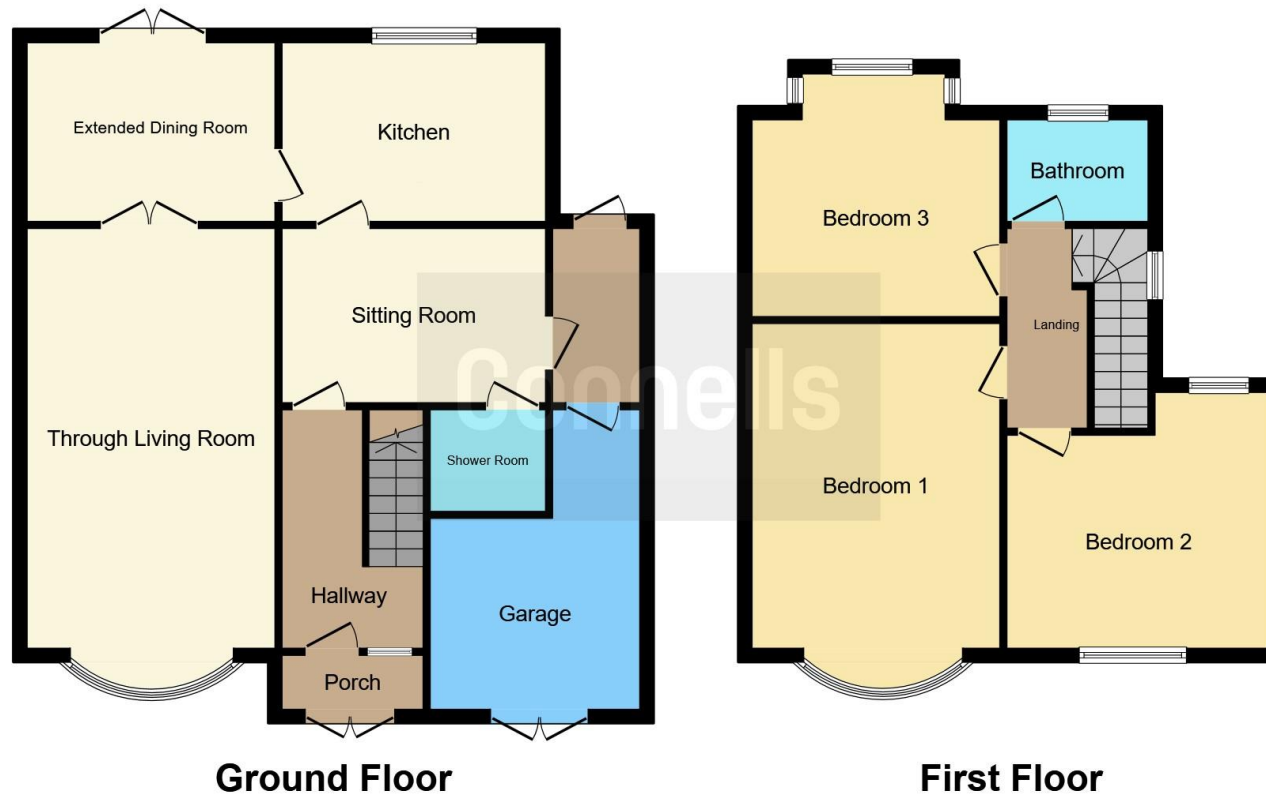
Exceptionally Beautiful Home

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/GBR311048



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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