



**Connells**

Weeford Drive  
Birmingham





## Property Description

Viewing is highly recommended to really get a feel of just how generous this property is with its living space. Whilst the property may require some light cosmetic works here and there, this sure enough could be an idyllic home for any family. Hamstead Train Station is nearby, taking commuters into the Big City in less than 20 mins, and is surrounded by plenty of other amenities such as a Newsagents, Barbers/Hairdressers, as well as Restaurants, Pubs & Take Aways. Hamstead Playing Fields off a little outside space for families with small children & pets.

The property is positioned half way into a cul-de-sac, which often provide residents with a bigger sense of community. The house itself comprises of an entrance porch, entrance hallway, guest wc, lounge, fitted kitchen-diner with some integrated appliances, first floor landing, family bathroom, three good sized bedrooms, central heating, rear garden, driveway for one vehicle and a single garage.

### Entrance Porch

PVC front door to the side, Door to the garage, Storage cupboard. Door to

### Entrance Hallway

With radiator, stairs rising to first floor, doors to Lounge and Kitchen

### Cloakroom

With WC

### Lounge

14' 7" x 11' 6" ( 4.45m x 3.51m )

Bow window to the front, Tv & Telephone point. Radiator, Door to hallway

### Kitchen

17' 8" x 11' 2" ( 5.38m x 3.40m )

### First Floor Landing

### Bedroom One

13' 7" in to wardrobe x 11' 9" into doorway ( 4.14m in to wardrobe x 3.58m into doorway )

### Bedroom Two

12' 8" Max x 11' Max ( 3.86m Max x 3.35m Max )

Window to rear and radiator

### Bedroom Three

8' 7" x 8' 5" ( 2.62m x 2.57m )

Window to front, radiator and door to landing

### Bathroom

Tiling Throughout, Low level WC, vanity basin with chrome mixer tap, P shape panel bath with chrome mixer tap. Obscure window to the rear, door to landing.

### Rear Garden

Accessed via Pathway at side of property to

gate, enclosed garden with patio and lawned area

### Parking

Tarmac Drive for one vehicle with slabbed pathway to the side leading to Entrance Porch

### Garage

16' 10" x 8' 2" ( 5.13m x 2.49m )

Electric roller shutter door, Power points, lighting, door leading into the porch.

### Garage

16' 10" x 8' 2" ( 5.13m x 2.49m )

Electric roller shutter door, Power points, lighting, door leading into the porch.













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**

Tenure: Freehold

**view this property online [connells.co.uk/Property/GBR310693](http://connells.co.uk/Property/GBR310693)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: GBR310693 - 0004