



Longleat Birmingham

## Longleat Birmingham B43 6PY

# for sale offers over **£400,000**





### **Property Description**

\*\*NO ONWARD CHAIN\*\* \*\*A TRULY EXCEPTIONAL AND WONDERFULLY UNIQUE RESIDENCE LOCATED IN ONE OF THE MOST POPULAR AREAS OF GREAT BARR ALONG LONGLEAT\*\*

Connells Estate Agents are just thrilled to offer for sale this once in a lifetime home boasting incredibly spacious rooms, beautiful decor throughout and offering a huge basement level garage perfect for developing STPP

The property itself briefly comprises of a; grand entrance hallway, extra large lounge with ample dining area and further sitting area off, breakfast kitchen, two super bedrooms, bathroom, full balcony along lounge level, ground floor garage, plentiful driveway and a private rear garden.

This particular property genuinely feels special and sits on an extra large plot plot on Longleat giving 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 LIVING WITH A HUGE SQUARE FOOTAGE\*\* \*\*AMAZING DEVELOPMENT POTENTIAL FOR A REALISTIC ASKING PRICE\*\* \*\*CALL CONNELLS TODAY\*\*

**No Onward Chain** 

**Entrance Hallway** 

#### Lounge - Diner

17' 1" max x 25' 4" max ( 5.21m max x 7.72m max )

**Breakfast Kitchen** 

14' 2" max x 14' 4" max ( 4.32m max x 4.37m max ) Utility Room 8' 5" x 6' 1" ( 2.57m x 1.85m ) Bedroom One

14' 4" x 12' 2" ( 4.37m x 3.71m ) **Bedroom Two** 10' 7" x 16' 3" ( 3.23m x 4.95m )

Family Bathroom

Basement Garage 17' 2" x 19' 10" ( 5.23m x 6.05m ) Driveway

**Private Rear Garden** 

**Exceptional Opportunity** 

**Call Connells Today** 









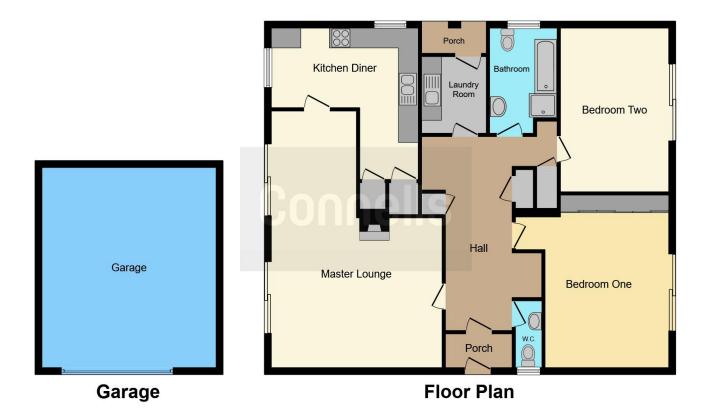








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**EPC** Rating: E

Tenure: Freehold





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