



Connells

Longleat
Birmingham



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









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: E

Tenure: Freehold

view this property online connells.co.uk/Property/GBR310929



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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