



**Connells**

Langdale Road  
BIRMINGHAM



## Property Description

Connells Estate Agents are delighted to offer for sale this lovely family home located in one of the most popular areas of North Birmingham. Boasting much potential and such features as a long and private garden, front garden, LOUNGE, KITCHEN DINER and three bedrooms.

This property is located close to a plethora of local shops, transport links, restaurants, schools and places of worship. We find ourselves at the bottom of Rocky Lane being particularly close to the Walsall Road and all its benefits.

Internally we have a porchway, hallway, lounge, kitchen diner, three bedrooms and a family bathroom. The property has front and rear gardens.

**\*\*NO ONWARD CHAIN\*\* \*\*VERY POPULAR LOCATION\*\* \*\*REALISTICALLY PRICED\*\***

## Entrance Hallway

### Guest Wc

### Lounge

13' 9" x 12' 7" ( 4.19m x 3.84m )

### Kitchen Diner

20' 11" x 8' 7" ( 6.38m x 2.62m )

### First Floor Landing

### Bedroom One

13' 6" x 12' ( 4.11m x 3.66m )

### Bedroom Two

13' 6" x 8' 7" ( 4.11m x 2.62m )

### Bedroom Three

9' x 8' 7" ( 2.74m x 2.62m )

### Family Bathroom

### Family Bathroom

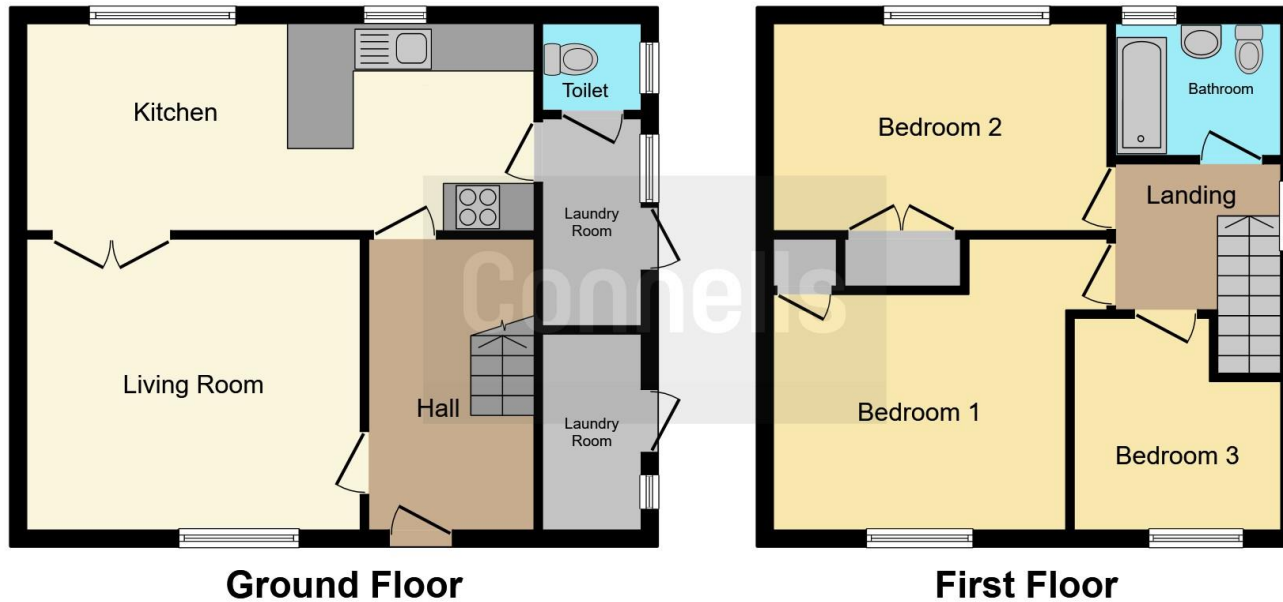
### Private Rear Garden

### On Street Parking









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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/GBR305688](http://connells.co.uk/Property/GBR305688)**

Tenure: Freehold



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.

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