



Not for marketing purposes INTERNAL USE ONLY

Village Road  
Birmingham





## Property Description

**\*\*EXTRA LARGE DETACHED PROPERTY IN A WONDERFULLY POPULAR LOCATION\*\* \*\*LOTS OF PARKING\*\***

Connells Estate Agents are just thrilled to offer for sale this rather spacious and very beautiful EXTENDED family home located in an incredibly popular location in Aston, North Birmingham.

The property itself benefits greatly from a long driveway with dropped kerb, an incredibly private rear garden, lounge, dining room, kitchen, three bedrooms, ground floor family bathroom. **\*\*ABSOLUTELY READY TO MOVE INTO\*\***

The property has been owned by the same family for many decades and this home has been very much loved over the years. Nearby we have a host of local amenities, including Perry Barr Train Station, Hamstead Train Station, easy travel links to Birmingham City Centre, Walsall, Sutton Coldfield and Great Barr. There are many very good schools to choose from, a myriad of local shops, supermarkets, restaurants and places of worship, Normandy Road has everything you could need almost on the doorstep.

**A TRULY LOVELY HOME READY FOR A NEW OWNER TO ENJOY\*\* THREE BEDROOMS, \*\*TWO RECEPTION ROOMS\*\* \*\*DRIVEWAY AND A SUPER REAR GARDEN\*\* \*\*CALL CONNELLS GREAT BARR TODAY TO REGISTER YOUR INTEREST\*\***

### Lounge

11' 4" x 11' 9" ( 3.45m x 3.58m )

### Dining Room

11' 5" x 14' 8" ( 3.48m x 4.47m )

### Kitchen

6' 5" x 9' 2" ( 1.96m x 2.79m )

### Ground Floor Bathroom

5' 10" x 6' 5" ( 1.78m x 1.96m )

### First Floor Landing

### Bedroom One

11' 4" x 11' 5" ( 3.45m x 3.48m )

### Bedroom Two

11' 7" x 8' 4" ( 3.53m x 2.54m )

### Bedroom Three

8' 3" x 6' 5" ( 2.51m x 1.96m )

### Private Rear Garden

### Driveway For Many Vehicles

### Detached Property













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: Awaited**

Tenure: Freehold

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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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