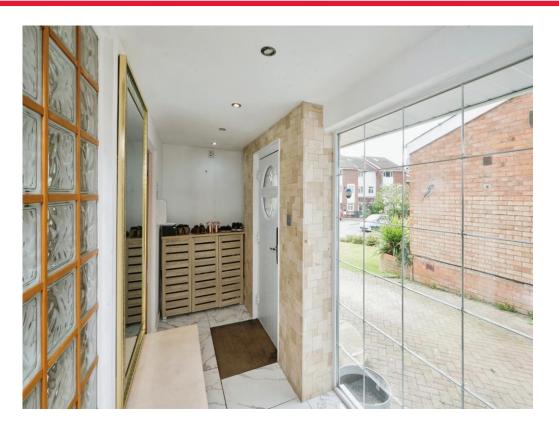


Connells

St. Annes Close Birmingham







# **Property Description**

An Elegantly Designed Four Bedroom Detached Detached Family Home with Italian Architecture. Modern touches of elegance and class along with versatility make this home a must view to appreciate. The first floor benefits from a stylish Hallway Reception, Garage Conversion to a Bedroom with En-Suite, Breakfast Kitchen with Utility, Downstairs Family Bathroom and a separate WC. The First Floor has Three good sized Bedrooms with an En-Suite to Master. There is a spacious Balcony from the Master Bedroom.

## Hallway / Entrance

# Lounge/Diner

22' 3" x 13' (6.78m x 3.96m)

### **Ground Floor Bed Two**

15' 9" x 8' 1" ( 4.80m x 2.46m )

### **Ground Floor Family Bathroom**

8' x 4' 9" ( 2.44m x 1.45m )

#### **Ground Floor Wc**

### **Breakfast Kitchen**

13' 3" x 15' 7" Into Door ( 4.04m x 4.75m Into Door )

## **Master Bedroom**

16' 7" x 16' 4" ( 5.05m x 4.98m )

### **Masterr En-Suite**

6' 3" x 5' 2" ( 1.91m x 1.57m )

### **Bedroom Three**

13' x 8' (3.96m x 2.44m)

#### **Bedroom Four**

10'5" x 10' (3.17m x 3.05m)



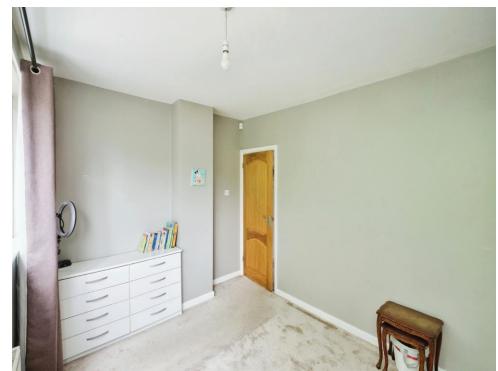
















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

T 0121 357 6877 E greatbarr@connells.co.uk

907 Walsall Road Great Barr BIRMINGHAM B42 1TN

view this property online connells.co.uk/Property/GBR311202

**EPC** Rating: D



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.

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.